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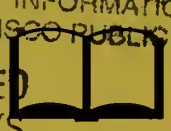

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PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

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558-4675

ART AGNOS, Mayor

SF
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#1 2a
no 525
meeting

MEETING AGENDA
525th Regular Meeting
Parking Authority

Thursday, January 12, 1989
1:30 PM

Zephyr III Theater
25 Van Ness Ave., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of December 8, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

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6. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
   Presentation of Resolution Commending Former Commissioner Michael S. Salarno

   Review of Monthly Rate at Lombard Street Garage

   Neighborhood Meetings

8. New Business
   Approval of Parking Authority 1989/90 Budget

   Request to Sublease Auto Detailing - Golden Gateway Garage

   Review of Parking Authority Rules and Regulations

9. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

SF
P20
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1/12/89

MEETING REPORT - Regular Meeting

Thursday, January 12, 1989
1:30 PM
Zephyr III Theater
25 Van Ness Avenue
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
Angelo Quaranta
John Patrick Short

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Guynn, Sutter-Stockton Garage
Harry Quinn, Real Estate Department
Russ Presting, S.E. Onorato Garages
John Holtzclaw, Sierra Club
Norman Rolfe, S.F. Tomorrow
Paul Newman, Keil & Connolly, Attorneys
Joseph Lumer, Five Star Parking
Herman Elins, Five Star Parking
Tim Leonoudakis, City Park

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Member Singh asked who wrote the minutes and who should sign them, whether it was the secretary or someone else. Director informed that the secretary goes through the tapes and notes, condenses them and types minutes in draft form. They are then reviewed by the Director and Assistant Director, who make changes or additions. The minutes are then typed in final form, and submitted to the Commission prior to the meeting for discussion and approval. They are condensed because of their great volume. If minutes were transcribed verbatim, they would produce a book for each meeting. Member Singh felt that the minutes should be discussed at each meeting and felt that a "book" should be written to include everything that was discussed. He felt that there should not be anything missing such as discussions and how they arrived at conclusions. He also felt the minutes should be signed by the secretary or whoever does them.

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Mr. Hultgren stated that if a Commissioner felt there should be a change in the minutes, it is incumbent upon that Commissioner to bring it to the attention of the Authority at the time of adoption for appropriate change. Other options would include circulating a draft of the minutes prior to the Commission meeting. Corrections could then be made prior to the meeting. Member Singh asked to be given time to think this over, but still felt everything should be in the minutes no matter how many pages there are.

Director reminded that this would not amount to only a few pages, but the secretary's full time activity, and would also require him or Mr. Hagerty to go through the transcript word for word on the tape, making corrections, and might not get done in time for the next meeting. They might even get two or three months behind if that much has to be typed every month. He stated that PUC minutes list the vote taken on each item and capsulize comments of staff in about four paragraphs.

Mr. Hultgren felt that minutes are a record of what happens in meetings and can be as long or short as the meeting body thinks is appropriate, but felt there was no legal standard. He felt they are not a transcript, which would mean typing every word that is said during a meeting. He felt since minutes are not considered to be a transcript, everything is not quoted verbatim, but should summarize what has been discussed and the actions taken. Mr. Hultgren suggested that the secretary acts in the agency capacity for the Director. The Director is ultimately responsible for what goes into them, but felt the Commission could make any decision they wanted on this. Kevin Hagerty is officially the Secretary of the Parking Authority.

Member Singh said three items did not appear in the December 8 minutes: On Page 4, Director's recommendation, after speaking with the Mayor's office, that election of officers be delayed six months until the new Commission is in place; on Page 3, Member Singh's suggestion that at neighborhood meetings, a tape recorder could be used in place of a recording secretary; and on Page 5 Member Short's reference to Bear Brannan on 7th and Brannan, with regard to low rental of commercial spaces at Moscone Garage. Director said these corrections would be made in the minutes of December 8. Member Singh asked what is done with tapes of minutes and Director replied that we have started keeping them permanently.

Member Singh referred to Page 5 of the December 8 minutes and Director's comments as to whether the commercial space leases on Moscone Garage should even come to the Parking Authority because the City has leased the building. Director stated that perhaps the Real Estate Department could take the leases directly to the Board of Supervisors. This addition will also be made in the minutes.

Member Singh felt that minutes should be submitted in draft form.

Member Short felt that minutes are a minute particle of total discussion, and in a possibly three-hour discussion, ideas are bandied about and exchanged. He felt minutes are a highlight of these discussions, the definition of minutes being "a minute particle", and this is the reason that the Commission has been taping the meetings. They can be played back when there are questions. The tapes are now kept permanently. The minutes are not official until they are adopted by the Authority.

Member Quaranta agreed that everything should be transcribed. Chairman asked whether any other governmental bodies kept transcripts and Mr. Hultgren knew of none. Chairman felt the purpose of minutes was to keep a record, and the tapes serve as a verbatim record. Minutes are a written summary of what the tapes contain.

The question of cost arose and Member Quaranta felt that money is spent needlessly on other items such as $160 monthly rental of the meeting room.

Chairman stated there are two options: Make a motion that there be a written transcript of the minutes for each meeting and investigate the cost. The other alternative would be to circulate the minutes ahead of time. Member Short made a motion that the minutes be circulated before the meeting and if there is a correction, the individual Commissioner advise the Director. Upon Chair asking if there were a substitute motion, Member Quaranta moved that everything be written.

Chairman suggested that this matter be put aside until staff could investigate costs and amount of time it would take. Member Singh asked that vote be taken on a transcription of the meeting. Chairman stated that, if a substantive vote be taken, that there be a full board, and moved that this item be tabled until Member Melara arrived to participate in the discussion. Vote was taken on motion to table. Ayes: Dickinson, Short. Noes: Singh, Quaranta. Motion failed due to lack of majority.

Before vote was taken to provide complete transcript of the meetings starting with the next meeting, Member Short asked if the tape could not be copied and a copy of the tape sent to each member; or suggested that perhaps a new tape recorder be purchased. Member Singh agreed to this and Member Quaranta agreed to whatever is less expensive.

Chair suggested an amendment to the motion: That a copy of the magnetic tape record of each meeting be provided all those members who want them subsequent to each meeting, as well as written minutes. Vote: All in favor.

Minutes of December 8, 1988 were then adopted as corrected.

3. Director's Report

Parking Meter Conversion

Director reminded that last August the Board of Supervisors adopted an increase in parking meter rates and the Parking Authority had processed a supplemental appropriation for the cost of meter conversion. As of yesterday 14,822 of the 19,500 meters had been converted to the new rates, and there were about 5,000 to go. The project will probably be completed by the end of this month.

Meter Revenue

The November report from the Tax Collector showed that the rate of meter collection thus far is about $8.5 million against $7.6 million last year, without the increase.

Supplemental Appropriations

The Mayor has requested resolutions to the Board of Supervisors on the purchase of two parcels of property, Vallejo-Churchill Alley and California-Fillmore. They will be introduced by a Supervisor and will not require action

by this Commission. They will urge the Mayor to urge this Commission to forward all paperwork necessary to proceed to acquire those sites. The supplementals are being drafted and will be sent back to the Mayor's office for comment on content.

Advertising Outside San Francisco

Director has received the information requested by Member Singh on the cost of advertising bids outside of San Francisco and will send a memorandum to the Members. It could be on the agenda for the next meeting.

Ellis-O'Farrell Garage

Assistant Director reported that the traffic test is proceeding. During the month of December 40%-45% of traffic is entering the garage off Ellis Street. Our goal is to try to permanently change the traffic pattern so that about 35% of the traffic comes off Ellis Street. The garage is in the process of being repainted. The painting is expected to be completed by January 15, after which new graphics will be installed. Director stated that Ellis-O'Farrell has installed a pre-pay cashier's station. This has resulted in moving people out of the garage more quickly.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters

Polk-Bush

Chairman inquired if the Polk-Bush supplemental had moved ahead. Director has asked Mayor's office for a status report.

Member Short asked that, if the law reads that we can go to 65' but the Planning Commission says we can only go to 55', can we appeal to the Board of Supervisors or go to court to have it upgraded. Director felt that if we go to the Planning Commission on the Conditional Use Permit for use at 65', we would have the same right to appeal Planning's decision to the Board of Supervisors as anyone else would have. However, he will find out the procedures and let everyone know. He felt that this posed an interesting question - we would be going with the Conditional Use Permit on behalf of the City. A person going into a City agency on a piece of City property is now appealing to the Board of Supervisors of that City - the Board acting as an appellate on a piece of City-owned property.

6. Public Comment - None

Chairman Dickinson indicated that Member Melara was at a Chamber of Commerce luncheon, and had requested that the Lombard Garage and Neighborhood Meeting agenda items be delayed pending her return. Therefore, these items will be deferred temporarily.

8. New Business

Approval of Parking Authority 1989/90 Budget

Member Short requested a breakdown of Item 307 - Tax Collector. Director stated that the amount for 1989/90 should read $590,000 as opposed to $649,000 which is this year's amount. The amount has been reduced because Muni has reduced their charge after losing this year's counting program to a private contractor. The amount to be requested by DPW has not yet been received.

Former Member Salarno and Mrs. Salarno arrived at this point in the meeting.

Presentation of Resolution Commending Former Commissioner Michael E. Salarno

Chair stated both he and Member Short had the pleasure of serving with Mike Salarno on the Parking Authority. Mr. Salarno had also served with Chair as Vice Chair, and he felt the advice and counsel Mr. Salarno gave, his even-handed approach to the job and the intelligence he brought to it were well respected and appreciated. All of us thank him very much. Chair read the resolution.

Mr. Salarno thanked Chairman, Commission and staff, stating this was a very fine honor. He felt that this was part of the contribution to being a resident and businessman in San Francisco, because we only get out of it what we put into it, and this is our contribution to the City.

Member Short also commended Mr. Salarno, stating he had served very, very conscientiously and brought a reasonable voice to the Commission.

Member Singh stated he has known Mr. Salarno for 25 years and doesn't know of anyone who is a finer man.

Meeting returned to the Parking Authority Budget:

Director explained entire budget line-by-line. He then explained that the budget is not required to be submitted until after the next meeting, but calendared it early for the benefit of the new Members. Director felt that at some point this budget would be shifted from the Parking Authority to the new department, but at this point it had been prepared as though Prop. D did not exist.

Director explained that we have the right to transfer money within the approved budget to a maximum of 10% of the total budget, but can only move that money to line items that have previously been approved. We cannot do it on salaries, but could on overtime, if there is an overtime line in the original budget. This is the problem with overtime - we have never had overtime in the budget. However, it will be in the proposed budget.

Director also stated that, in view of the action taken today, the cost of magnetic tapes will have to be added, and will probably fall under Item 120 - Miscellaneous.

Member Melara arrived at 2:35 PM.

After further discussion, Member Singh suggested that the item in the budget for rental of the Zephyr III Theater for Parking Authority meetings be changed. If the Authority is going to hold neighborhood meetings, space can be found that will not be charged to the Authority. Mr. Hultgren stated that schools are considered community centers and are available, but the cost of keeping them open - janitor and heat - would have to be paid. Director felt it was safer to keep the amount in the budget and not need it, than to need it and not have it.

Member Singh requested a breakdown of the $177,000 for the Real Estate Deptartment and $590,000 for the Tax Collector.

Chair suggested that the item for cleaning and landscape of 7th & Harrison be added to janitorial service contract and end the DPW service for this.

After discussion, Chair asked whether Commission wanted to take action today or defer. There were no comments, and Chair suggested waiting until the next meeting when DPW amount was included. Item was deferred to next meeting.

7. Unfinished Business

Review of Monthly Rate at Lombard Street Garage

Chair reminded that at the last meeting, Commission had passed Resolution 1119 recommending establishment of a merchants monthly parking rate of $95 on a six month trial basis. This was to be limited to 100 merchants, and had been done at the request of Five Star Parking, who had shown a significant loss at this garage for the period ending October 31. Since then there have been requests from people who did not attend that meeting, primarily John Holtzclaw of the Sierra Club, to reconsider this resolution. Chair entertained a motion, seconded by Member Singh, to reconsider Resolution 1119. All in favor.

Director reminded that he had been in opposition to monthly parking because the original intent was not to have monthly parking at neighborhood garages. He had also been concerned about the bid process, where everyone had the same opportunity to bid, and Five Star had bid and signed the lease as presented. He felt that amending the lease at this point would open the door for anyone to bid any amount and return later to ask for relief. He also reminded the Commission that the company that bid the Vallejo Street Garage also overbid, but waited the three years called for in the lease before terminating on six months notice. The Director also reminded the Commission that, under the terms of the lease, the lessee has the right to petition the Board of Supervisors directly for changes in the lease.

Chair called for testimony from John Holtzclaw representing the Sierra Club. Dr. Holtzclaw urged the Authority to reject the request for a change in the lease. He felt this garage has implications on other garages the Authority will be building. The concerns of the Sierra Club are that as more garages are built, more people will be encouraged to drive, causing more congestion on already congested bridges and highways. This causes Muni vehicles to be held up because they travel the same roads and highways, increasing their operational costs and delaying their schedules, and their deficits will also increase. The Bay Area also has a pollution problem. In neighborhoods people park in yellow zones, in front of fire plugs and double park. Providing more garages won't stop this. He said that before the Lombard Street Garage was built, there was already another metered garage half a block away on Chestnut Street that people were not using. Dr. Holtzclaw was concerned that relaxing conditions in the lease, would lead to pressure to make more and more exceptions to the original conditions. He urged that no changes in the lease be allowed and that the Authority reconsider plans for building more garages. He felt that parking difficulties would encourage people to not own a car and to take public transit, stating that he got rid of his car ten years ago. He now walks and takes public transit.

Chair reminded that this amendment is limited to six months or whenever the Post Office goes into the commercial space. He also reminded that, with the passage of Prop. F last year, the voters had spoken rather strongly in favor of building parking facilities around the City.

After further discussion, Chair reminded that, before taking this action at the last meeting, there had been an extended period of review and other

efforts to try to increase use of the garage. He also pointed out that a SF Tomorrow study showed no increase in traffic around this garage.

Members Melara, Quaranta and Singh agreed that neighborhood commercial areas suffer when customers cannot find parking. Dr. Holtzclaw felt the Authority would serve San Francisco better by helping to improve Muni, helping to cut air pollution and traffic congestion.

After further discussion, Chair called for testimony from Norman Rolfe of SF Tomorrow. Mr. Rolfe said that SF Tomorrow is opposed to monthly parking and early bird specials at City-owned garages, feeling that they increase rush hour traffic, encourage people to drive rather than take public transit, increase air pollution and street congestion. He referred to Dr. Holtzclaw's statement regarding SF Tomorrow's survey, stating that it was made at 3 PM on a weekday and found 3 double parked cars, 3 cars parked in a bus zone, and one empty metered space on Chestnut Street. At the same time the Pierce Street parking facility had 60 empty spaces. He also urged no monthly rate be allowed at the Lombard Street Garage.

Chair called on Mr. Joe Lumer, Five Star Parking. Mr. Lumer stated he is a great admirer of the Sierra Club and hates pollution and congestion as much as anyone. But people have chosen to live in air-polluted Cities and if they can't deal with it, they should live elsewhere. He felt that people are not willing to give up their automobiles and give up that basic freedom. He said he is not coming here begging for mercy or begging for financial relief. But his company is not an international conglomerate that can take a monthly $10,000 loss, and they are not going to keep doing that under these circumstances. He believes they are proposing a realistic, rational and balanced approach in asking a very simple thing. They are trying to make it work, which means making it usable by the community and the people who come into the community. It has been a very long and difficult process. They have tried to create a situation by signage, changing traffic patterns, all kinds of things with the community and merchants by telephone, mail and everywhere possible, to generate new use for the garage.

Mr. Lumer stated they are not requesting an increase in rates, which would be the simplest approach, but suggesting that the garage be used by the people in the area who have a need to do business near their homes. The fact that 10,000 people per month are using the garage shows there is a need for it. Most of their night business comes from the restaurants in the area, and without that parking some of them might not be there today. They are supporters of the garage and the validation system.

Mr. Lumer mentioned there is concern about the bid process, stating it is a valid point. But all bidders knew there was a negotiating process going on with the post office and when they projected the income, they did it on a very conservative basis. However, the post office was a basic and inherent part of what was going to be happening at that garage. It now may be two years before the post office moves in, if at all.

They now have 24 commitments to monthly parking and flyers have been sent out, and there is a desire by the local groups to have this kind of program. They are asking for a good faith effort by everyone on a temporary basis, or until the post office moves in, to try to get usage up. Otherwise he is asking that the Commission rescind the original bid and begin the bidding procedure again. They will accept their loss in excess of $120,000 as having been a

mistake. Mr. Lumer stated that legal advice they have been given shows they do have legal recourse and will have to proceed by whatever means available to them, and they will do that. However, he would like everyone to work together to solve the problems.

Timothy Leonoudakis stated that CityPark had bid on the Lombard Street Garage according to the terms and conditions in the bid package, knowing they would have to live with the terms and conditions in it. Their position was that relief should not be given the operator. He said CityPark was the number two bidder and would like to be operating that garage right now.

Member Short suggested that Mr. Leonoudakis consult with Five Star and try to work out the problems together in a joint venture. Mr. Leonoudakis said this was an interesting idea. Mr. Hultgren commented that he thought there have been instances in the past where operators have gotten special relief in insurance situations which amounted to an amendment or not a completion of the contract that was bid, although there may be factual distinctions. Mr. Leonoudakis reminded that when they received insurance relief, the City recieved a percentage of their bid as part of that relief.

After further discussion, Chairman suggested tabling this item to allow further study. Motion was made and seconded. The vote was in favor with absention by Member Short.

Member Short then stated there was an implied threat of a lawsuit by Five Star, and felt we should avoid it if possible. He asked if other operators should be contacted on his suggestion to Tim Leonoudakis about a joint venture. Director stated he saw no reason not to. Mr. Hultgren felt that the Authority should take care in getting involved with this so that we do not interfere with anyone's contract rights, since it could be construed that we are interferring with Five Star's contract rights. Member Short suggested sending a letter to Five Star with names of operators in the last five years. Mr. Hultgren mentioned that while the City and Parking Authority have no obligation to rescind or cancel the lease, he believed there is nothing that says the City cannot agree to a mutual rescission of the existing agreement. However, we have not been specifically asked by Five Star to do that, so we have no basis for going to the Board until we have at least an indication of mutuallity.

Request to Sublease Auto Detailing - Golden Gateway Garage

This is a ten day license. Full sublease will be before the Authority at the next meeting. After discussion, unanimously approved. Member Singh requested a copy of the original sublease.

Review of Parking Authority Rules and Regulations

Deferred to a future date.

Neighborhood Meetings

Director stated that at the last meeting it was decided to hold its February meeting at night in the neighborhoods. However, there was concern by some Members and it was put back on the agenda. There was concern by Member Melara that 30 days notice should be given. Therefore, it would not be possible to fulfill a February meeting at this point. Member Quaranta was also concerned that perhaps there should be two meetings, and that our regular meeting should not be taken to the neighborhoods.

Member Quaranta agreed that perhaps neighborhood groups would not want to attend a regular meeting, but felt that if other members felt one meeting was enough he would be agreeable. Member Singh asked why the 30 day notice was not sent. Director stated that it was intended to be for the meeting the following month.

Member Melara stated we should be very organized about these meetings and felt we should be sure we have a good attendance, not wanting to go into the neighborhoods to just sit. She hoped that the North Beach neighborhood would be ready and the Authority had their backing. She would like to go into the neighborhoods once a month, and have the people know that the Authority is coming, so that there will be value to these meetings. Member Singh felt there had been enough time since the last meeting to announce this, and that everyone should be informed.

Member Quaranta felt the meetings should be held in the morning, feeling more people would come than would in the evening. Chairman stated that in terms of timing, a number of people have been put on notice informally in talking to various groups. He felt the question was whether to have a regular meeting, and that as it currently stands it would be at 7:30 PM, at an unspecified place. He felt that one advantage to shifting to morning meeting was not having to pay overtime.

Chairman stated that another option is to have a regular meeting at the regular time in February, but have another meeting as a Prop. D implementation meeting, which could be held at any time. Member Quaranta preferred holding a regular meeting.

Chair stated that what he heard was that a regular meeting be held, February 9, in the morning, somewhere in the North Beach-Chinatown area, at a "free" public place - library, police station, etc. Director will locate a meeting place, possibly the Italian-American Athletic Club. Member Melara suggested 8:30 AM.

9. Adjournment
Meeting adjourned at 4:35 PM.

Respectfully submitted,

Ray King
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING AGENDA
526th Regular Meeting
Parking Authority

Thursday, February 9, 1989
9:00 AM

Italian-American Athletic Club
1630 Stockton Street, SF

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of January 12, 1989

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

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6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Review of Parking - North Beach/Broadway/Chinatown Area

Review of Monthly Rate at Lombard Street Garage
(Put over from January Meeting)

Review of Architectural Procedures - Polk-Bush Garage

Approval of Parking Authority 1989/90 Budget
(Put over from January meeting)

8. New Business - None

9. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT - Regular Neighborhood Meeting

Thursday, February 9, 1989
9 AM
San Francisco Italian Athletic Club
1630 Stockton Street
San Francisco CA 94133

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
Angelo Quaranta
John Patrick Short

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Anthony Azzollini, Caffe Roma
Lorenzo Petroni, North Beach Restaurant
Norman Rolfe, SF Tomorrow
Ron Kramer, SFPD
Mike Sullivan, SFPD
Herman Elins, Five Star Parking
Judith Lyons, Asian Week
Marie DeMartini, Bank of America
Luke Aguilera, Flying Dutchman Parking
Scott A. Becker, Flying Dutchman Parking
Bob Baker, AMPCO
Marsha Garland, North Beach Chamber of Commerce
LaMont De Barbieri, Flying Dutchman Parking
Gordon Chong, Chong & Associates
Sheryl Hamlin, Telegraph Hill Dwellers
Joan Dahlgren, Publisher, North Beach NOW
Fr. Stephen Whelan, Sts. Peter & Paul Church
Paul Newman, Keil & Connolly, Attorneys
David Collins, Pansini Corp.
Walter Del Carlo, SF Italian Athletic Club
Nancy Katz, Telegraph Hill Dwellers
Christine Cheung, TRIP
Dick Dole, Ellis-O'Farrell/Japan Center
John Francis Furioso, 615 Union St., SF
Rod Freebairn-Smith, Telegraph Hill Dwellers
Cheryl Tsui, UTSF-26
Franco Santucci, Stella Pastry
Ben Chan, Sing Tao Newspaper
Jennefer Nu, Assemblyman John Burton

Alberto Cibolina, US Restaurant
Gigi Franucci, Polk Street Merchants
Tes Abate, Mimi's Pizza
June Traps, Telegraph Hill Dwellers
Stephen Cornell, Polk Merchants
Pat Darden, Polk Merchants
Richard O. Guynn, Sutter-Stockton Garage
Russ Presting, SE Onorato Garages
Joan F. Collins, North Beach Neighbors
Nan McGuire, North Beach Neighbors
John Holtzclaw, Sierra Club
Nancy Katz, Telegraph Hill Dwellers
Rose Pak, Chinatown Chamber of Commerce
Norman Bray, DPW Traffic Engineer
Gordon Chin, Commissioner, PUC
Steven Cornell, President, Council of District Merchants
Enid Lim, Chinatown TRIP
Luciano Repetto
Bob Podesta
Gino Biradelli
Jim Graiteo, 733 Columbus Avenue

1. Roll Call indicated quorum present.

Chairman commented that this is a historic meeting because it's the first time the San Francisco Parking Authority has moved out into the neighborhoods to meet the people who live and work in those communities, and to hear the concerns they have. We are very pleased that the first meeting is in North Beach/Chinatown. He especially thanked Commissioner Quaranta, who made most of the arrangements for today, and also thanked the Italian Athletic Club for the use of their hall.

For those who might not know exactly what the San Francisco Parking Authority is or does, Chairman explained they have responsibility for most off-street parking in San Francisco that is owned by the City. Also, the Authority has some responsibility for revenue collection from City parking meters, since we get some of that revenue.

Chairman explained that with the passage last November of Proposition D, the parking and traffic management functions in San Francisco will be consolidated. There will be a new commission called the Parking and Traffic Commission, which will absorb the responsibility of the current Parking Authority, plus a number of other parking and traffic responsibilities around town - primarily enforcement, a function that is currently in the Police Dept., the remaining garages that other agencies own, i.e. Recreation & Parks Dept., the neighborhood residential permit program which is currently administered by the Tax Collector, and the Bureau of Traffic Engineering who handles curbs, meters and on-street parking which is currently in the Department of Public Works.

Chairman said that what we would like to do today is hear the concerns of the neighbors in North Beach/Chinatown on anything that has to do with parking or traffic, because there will be a time when the current commissioners or a

brand new commission will appropriately address all of these concerns, and we want to make sure all of them are on record.

2. Adoption of Minutes
Minutes of regular meeting of January 12 unanimously adopted as corrected.

3. Director's Report
Director stated that under Item 7 - Unfinished Business, the Review of Monthly Rate at Lombard Street Garage was placed on the agenda in error and the people interested in that item had been notified that this item would not be taken up.

Possible Expansion and Additions to City Parking Facilities
Recognizing that the building of a new library, will result in the loss of over 200 parking stalls, there are discussions to expand the underground parking facility in Civic Center.

Director has been contacted by the Mayor's office and will be involved in discussions for the next two months concerning new parking facilities for the proposed stadium and arena in South of Market area. Replacement parking for spaces lost as a reslt of the Embarcadero Throughway Plan will also be under discussion in the next few months.

Polk-Bush Garage
The supplemental for the architects and testing has been forwarded to the Mayor for approval. Commissioner Singh informed the Commission that the Mayor had signed it this morning.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters - None

7. Unfinished Business
Review of Parking - North Beach/Broadway/Chinatown
Chairman asked Director to review a memorandum he had prepared on various pending projects. Director reported that Stone's Nightclub on Broadway has a pending proposal to privately build a mechanized parking structure to accommodate approximately 400 cars.

The Parking Authority has looked into the site of the old Basin Street West, which is presently a two-story building with the low cost Rex Hotel on the second floor. Adjacent to and surrounding that building is existent parking. Without doing some type of replacement housing, it may not be feasible to do anything there. Housing is being investigated.

Authority staff is investigating and in discussions with the owner of the old Buon Gusto Sausage Factory as a possible off-street parking facility.

Parking Authority staff has had discussions with Gino Biradelli concerning a parking proposal on the property located on the corner of Columbus and Filbert.

Periodically the question of parking under the Northbeach Playground comes up. Passage of Prop. D last year now permits parking under playgrounds subject to approval of appropriate City agencies.

There is also a proposal by Talden Investment Company, who bought the old Safeway site. As they develop their proposal, they will be in contact with us.

At the Vallejo-Churchill Alley site, there is presently a proposal for a 330-350 stall garage. The project is subject to a change in the existing height limit of 40' to 65'. Director has been in negotiation with Bob Podesta, whose family owns the property, for approximately four years. Supplemental to acquire that site is pending in the Mayor's office.

The first speaker was John Holtzclaw representing the Sierra Club. He said we believe that being able to drive to a destination is almost an American right. However, there are unintended impacts and effects of making driving and parking too easy. One of them is that it encourages people to drive and park. There is already tremendous parking congestion in the North Beach area, and if the amount of parking is increased by building new parking facilities, it will encourage more people to try to drive there, causing more traffic congestion. Traffic congestion has a number of effects - it releases more emissions and pollutants in the air. In this region we are not in compliance with federal or state standards for air pollution, and it's killing people, especially those with lung or heart problems. We must meet State standards.

Traffic congestion also slows Muni buses, which increases costs and decreases services. The effect of allowing too many parking garages is that people are forced off the Muni and into their cars.

The reason San Francisco has more small restaurants than any other city in the nation is because people walk by and see a new restaurant and decide to patronize it; they walk by a hardware store and remember something they wanted to purchase. This does not happen when people drive. Building garages does not solve the problem of people parking in front of fire hydrants or other restricted areas.

Marsha Garland of the North Beach Chamber of Commerce, stated that a study done on some of the private garages showed that 60% to 80% of the parking spaces are vacant in the daytime, and there generally tends to be a parking crunch at the Vallejo Street Garage. Her idea was to explore the possibility of the City entering into some type of partnership agreement with private garages in order to subsidize the cost of parking spaces during daytime hours. The problem is that the spaces already there are not properly utilized.

She submitted a letter on the subject to Member Quaranta, who gave it to Director for review. Deputy City Attorney, Julian Hultgren, in reviewing the concept, indicated that the Off-Street Parking Fund limitation on use of that money in the current ordinance would not permit it to be used for this type of subsidy. The ordinance would have to be changed, by passage of legislation at the Board of Supervisors. It was not found that this would be considered a gift of public funds. Mr. Hultgren advised that it might be more effective if Ms. Garland sent a copy of her letter to one member of the Board, possibly the President, for consideration.

Joan Collins, a Director of North Beach Neighbors and a twelve year resident, suggested better utilization of already existing parking spaces. Stripe the streets so that people could only park within a certain area, preventing people from taking more than one space. She also suggested that certain load-

ing zones presently marked "no parking" are used primarily to get into basements, and could be marked off with stanchions an hour before they are to be used. She suggested that since fire vehicles never go to the curb anymore, they need an area only long enough for firemen to get to the fire hydrant with their hoses. All red zones could be shortened, which would increase parking spaces all over the City.

She said that around Civic Center a great many privately or state owned lots are restricted at night. Lots under the freeway are totally empty at night. There are a great many available spaces if the owners could be urged to open them in the evenings.

Sheryl Hamlin, Telegraph Hill Dwellers, said she preferred to speak after hearing more information on some of the other projects. She requested a copy of the negative declaration on Vallejo/Churchill Alley project.

Nancy Katz, Telegraph Hill Dwellers, also preferred to wait to testify.

Norman Rolfe, San Francisco Tomorrow, stated he lives close by and arrived by Muni today. He had already patronized one of the neighborhood businesses, displaying a loaf of French bread he had purchased, proving that it is possible to transact business in this neighborhood without using an automobile.

He stated the parking problem is due to a "small town mentality" on the part of too many people. In a small town you can drive and park wherever you want. That is not possible in a large city. That's the reason we have public transportation. He felt that if you make parking more difficult, people will get to their destinations by another method.

He stated that parking does not affect commercial areas, citing several restaurants in the area that have been in business for many years and do not encourage people to come by automobile.

Gino Biradelli, owner of the property at 699 Columbus Avenue, felt a garage should be built on the corner of Powell, Columbus and Filbert. He felt it was the perfect parking for North Beach because of entrance/exit on Columbus and Filbert.

Enid Lim, Chinatown TRIP, took a bus here today. Muni was caught in traffic at Broadway and Powell behind congested traffic. Only one car in about 60 that had two or more passengers. There should possibly be some rewards for carpooling. There is a need for parking in the evenings and weekends because of the many restaurants in the area. Ms. Lim did not encourage new parking garages for commuter parking, since North Beach is close to the financial district.

She referred to underutilized private garages and said better use of them by possibly modifying the previously mentioned ordinance should be pursued. She suggested a study of the private garages be done to determine how they are utilized. She also suggested opening the Portsmouth Square Garage for resident parking in the evenings at $1.50 or $2 overnight rate, restriping the streets, and shortening stall sizes and eliminating colored zones should be investigated.

Chairman said there seems to be a strategy by certain people of reducing the number of cars and traffic in this city by making parking so difficult, expensive or restricted that people will not use their cars. There seems to be a dichotomy encouraging neighborhood residents to keep cars by extending hours, opening private lots, opening Portsmouth overnight for residents, etc. Ms. Lim felt there were certain areas where, regardless of what you do, there will not be enough parking because they are tourist attractions.

Director reported there is a pending supplemental on the Vallejo-Churchill Alley site. There is no agreement to purchase or lease as there are still negotiations going on. On Monday there was a call for a hearing on the resolution which requests the Parking Authority to take all steps necessary to acquire the land and urges the Mayor to sign the supplemental and forward it to the Board for action. If the land is acquired, there may be a need to consider the closing of the existing garage if it is found that the street could not handle the traffic of two short-term garages. In that case, we might consider working out something with the Police Station in the same manner as the Hall of Justice, and to make available whatever is left of the garage to the merchants who currently park monthly on the site we are trying to acquire.

Mike Sullivan, SF Police Department Planning Division, spoke about the fundamentals of what they are planning to do with a $2.8 million Prop. A bond issue to renovate Central Station. The renovated station will have a community room that is accessible to the handicapped. The women's locker room will be expanded.

Sheryl Hamlin, Telegraph Hill Dwellers, opposed the proposal of the new garage on Vallejo-Churchill Alley, stating that the package proposes giving the Vallejo Street Garage to the Police Department with monthly parking for merchants. Telegraph Hill Dwellers would feel better about it if this were removed from the proposal.

Nancy Katz, Telegraph Hill Dwellers, was confused about the use of Vallejo Street Garage once Churchill Alley Garage is completed. She heard that it will house between 25 and 50 private police officer cars per shift who commute to work, asking Director if this is true. Director stated this proposal has not been made to the Authority, but would be staff proposal if it is found two public garages cannot operate on the same street. She felt this was a very dangerous precedent for the City. She opposed spending millions to gain only 65 parking spaces in the new garage.

Bob Podesta wanted it part of the record that it is possible to build the Vallejo/Churchill Alley garage with private funds. Chairman stated Mr. Podesta had testified before Planning Commission that it was anticipated that this would be for long term parking. Mr. Podesta said this was not his recollection, but would be something Planning would have to work out. He believed the primary goal was short term parking for shoppers or restaurant patrons. It was not contemplated to provide parking for commuters or people who wanted to walk to work in the downtown area.

Chairman again referred to the underutilization of private garages, feeling that a large part of that problem was private operators who need to make a profit tend to charge significantly higher rates than are charged in City facilities. Mr. Podesta said he planned to lease the garage to an operator who would be expected to be competitive, and if prices were not attractive,

people would not use it. To Chairman's question if it were possible to make a profit charging a very high rate with lower volume, Mr. Podesta asked why they would build such a large garage when a small one would do.

Luciano Repetto, property owner, said he was very disappointed at some of the comments he had heard. The little gestures of people coming in with loaves of bread are "show biz", not reality. Talking about small town mentality is sticking your head in the sand like an ostrich and saying we're going to have everyone take the bus. We all know that is not true. Are we going to ask tourists, persons who come from the Richmond District, Sunset District, to come to North Beach and Chinatown, shop and spend their money, and then get on the bus with six bags of groceries? Or after they've had lunch or dinner with their girlfriends, wives or mothers? This is nonsense. We should take a realistic approach, which is: people will always be using their automobiles.

People who come to North Beach/Chinatown in automobiles are the life blood of what is done here - they are providing revenue dollars for businesses and for individuals. North Beach has everything to lose if these people stop coming. North Beach needs tourists and good, clean persons to come and patronize the restaurants and stores.

Mr. Repetto stated he had received a copy of a letter from the Parking Authority regarding the City subsidizing parking rates at the underused garages. Legal counsel had said it was not possible to do so at this time. He stated that you can't just say it can't be done. We have to pursue these things. They cannot get a letter back every time they make a small suggestion, stating that City ordinance says it can't be done, therefore, we're just not going to do it. He asked that everyone put on their "thinking caps" and perhaps work a little harder, the same way that merchants work a little harder in getting some of the problems solved because people are simply not going to take the bus.

Mr. Repetto wanted to remind everyone that when the small businesses are gone from Columbus Avenue and Grant Avenue, "you can kiss this part of town goodbye." He also pointed out that in any other city an area like North Beach would be considered a treasure and would have the backing of City Hall to keep it as the treasure lt is. They are definitely a plus for the community, not a minus.

Member Singh made a motion, seconded by Member Melara, that the Parking Authority study the possibility of subsidizing the cost of parking at underutilized private garages. Mr. Repetto added that merchants participate in the cost. Member Melara felt that it was important to look at both sides of this issue and compromise, and agreed that North Beach is a treasure, as well as the City. Commission unanimously voted in favor of the motion.

Rod Freebairn-Smith, Telegraph Hill Dwellers, wanted to underscore that they feel passionately about the character of their neighborhood and the protection of it. They are opposed to parking for employees and, in general, long term parking structures, but very much for short term parking programs that support their businesses. When parking structures get out of scale with neighborhoods, queing problems arise. They are interested in smaller, disbursed structures to conserve neighborhood commercial, and are encouraging another project on the 500 block of Vallejo Street at this time. The Chinatown merchants also need parking, because many Asian families come to Chinatown on weekends to shop.

Fr. Stephen Whelan, Sts. Peter & Paul Church, was very much in agreement that there is a desperate need for parking in North Beach/Chinatown. They are not a local parish, but an Italian national church, and offer services to the Asian community and to people from Marin and San Mateo Counties, who do not take public transit. They do about 100 weddings a year and these people do not take public transit. People attending wedding rehersals also patronize the local restaurants and need parking. This is a tourist area. They would like to see an expanded facility. Restaurant employees also need a place to park.

Enid Lim agreed with Fr. Whelan's remarks. She would like to explore peripheral parking. She belongs to the Chinatown Presbyterian Church, which is also an international church with people coming from as far away as San Jose and Sunnyvale, Hercules and Santa Rosa. She mentioned free parking at Embarcadero Center. They are also trying to work on a shuttle system.

Chairman introduced Larry Florin of Deputy Mayor Doug Wright's staff, who had to leave shortly for another meeting. He asked that Mr. Florin comment on the architectural matter at Bush-Polk Garage and the position of the Deputy Mayor's office. Mr. Florin mentioned that he was a little confused because he thought Member Singh had asked him to comment on the implementation of Prop. D.

Member Singh asked that he comment on how much time it will take to go through the review process for an architect. Mr. Florin said this was getting ahead of the curve in terms of the issue that will be before the Authority in the future. Mr. Florin said that the normal process of going out to bid is that a contract must be reviewed by the City Attorney's office, as well as the City Purchaser. It is up to their workload to determine how long - it is usually 30 days in order to submit any kind of proposal, and another 30 days to review those proposals. In the best of circumstances, would probably say three to four months, which could, obviously, vary depending upon individual workloads at the time. Chairman asked if he were talking about a bid process or an RFP process and Mr. Florin replied he was talking about a bid process. Chairman stated we were talking about a personal services contract which we can't put out to bid.

Mr. Florin said that as he understood it, you can structure this proposal as an RFP process if you wanted to, and he would consider we go directly into taking bids on a particular project. Chairman asked if we went to an RFP process, was it Mr. Florin's belief that it would take longer than three months. Mr. Florin replied that he didn't say that - he said it depended on the individual workloads of the City staffs under which we will be interacting that will determine how long the actual process will take. Statutorily (he was not sure whether this was in the City code or not), the general procedure is to give at least thirty days to submit a proposal, and it usually takes about another thirty days to review any such proposal. Negotiations on a contract, etc. will go on after that. He is not in any way commenting on how long it will, in fact, take and wanted that understood.

Mr. Florin wanted to pass on to this Commission, and he mentioned yesterday to the Mayor, that this meeting was going to be happening. He applauded this Commission for taking the initial steps in terms of meeting in the communities. He applauded everyone present for coming out and offering their opinions. He was sure that everyone on this Commission felt enriched by receiving the

opinions on this issue. Many, or at least 65% of the people in the City voted for a Parking and Traffic Commission, which indicated they didn't like the way things were being done currently, and wanted to see some type of change or more response from City Hall in terms of the problems of the communities. The Mayor has every intention of implementing this decision as quickly as possible, then begin to address the concerns people have expressed here today, as well as the concerns of the other neighborhoods, each of which have their own individual problems.

Chairman thanked Mr. Florin and returned to questions and answers regarding North Beach/Chinatown. Joan Dahlgren, publisher of a community paper, stated that one of the things they had been looking at in August, when they had had contact with Bill Stead's office, was a tourist fast pass similar to those used very successfully in England, which allow tourists three, four or week-long unlimited use of the public transit system. This is in the "works" and the Board of Supervisors has approved it, and it remained to implement how this would be marketed. They have not talked to Muni lately, so do not know where it stands. Seems this would be a possible way of utilizing existing resources in the media, and plans to get further information on it because they are a major tourist area.

Frank Alioto, a customer of North Beach, commented regarding the private garages not being utilized to capacity, stating he knows the public garages are full all the time, one of the reasons being that most of them are valet parking. He felt that one of the most important things was that they have a 20% parking tax, so it is very difficult for them to compete with public garages. Mr. Alioto was informed that both private and public garages pay the 20% parking tax.

John Francis Furioso, 615 Union, commented on Chinatown. There is a three block area where cars park illegally all day. They are tagged, but nothing is ever done beyond that. He asked why they are not towed away.

Marsha Garland stated that Talden Associates made a presentation about their plans for the Safeway site. They seem ready to go ahead with their proposal for 117 condominiums. North Beach merchants have been working on a proposal for a shuttle system to a satellite lot, but running into "brick walls". Feels it is a good avenue to pursue, stating that Santa Barbara and Honolulu have shuttle service. City needs to undertake publicity campaign to encourage people to transport themselves differently.

Lorenzo Petroni asked Ms. Garland to bring up the subject of left hand turns on Broadway. There is only one, which is into Churchill Alley and believed it is illegal. Was informed it is the only one not illegal. Norman Bray, Traffic Engineer, stated there is simply too much traffic. Years ago it was only an evening problem. Another suggestion was signage on the corner of Broadway and Kearny directing people down to Columbus and to go around the block and up Columbus, with a "Restaurant District" sign.

Nancy Katz suggested an entrance be built to the garage from Churchill Alley, asking Mr. Bray to stop by and give an opinion. He said he would try to look at it after this meeting.

Chairman thanked everyone who came to this meeting, stating we are very appreciative of the turnout for our first neighborhood meeting, and would take today's comments to heart.

Meeting recessed for five minutes at 11:10 and reconvened at 11:15.

6. Public Comment - None

7. Unfinished Business
Review of Architectural Procedures - Polk-Bush Garage

Director stated the Parking Authority is on record authorizing the staff to negotiate with Gordon Chong for a personal services contract to do the architectural work at the Polk-Bush site. He presumed that if there were going to be a change, there would have to be a motion to rescind the previous action taken by the Authority. Chairman said that, from a procedural standpoint, he would hold off on the motion to rescind until testimony was heard. Director stated that subsequent to the action by the Authority, staff met with Gordon Chong to begin negotiating a proposal. Negotiations stopped because there was a delay in getting approval of the supplemental appropriation for architectural fees.

Member Singh asked why we negotiated with them if we did not have the money. Director stated that we have not negotiated because we did not have the money, since the supplemental appropriation went in at the same time as the Commission suggested we proceed. When the supplemental did not proceed, staff stopped negotiating. The City has had some budget concerns and constraints that caused delay of the supplemental being processed.

Chairman entertained motion to rescind previous action in order to proceed with discussion on this matter. Motion was made by Commissioner Singh to rescind action relative to the architectural services at Bush-Polk, second by Commissioner Quaranta.

Gordon Chong reviewed what happened with selection of the architect at the Lombard Street Garage, and said he hoped Commission would take it into consideration as they made their decision this morning. He felt it was a very thorough and extended process which included a design competition, which he felt was a difficult process for those participating in the RFQ. It was also an important one because of the sensitivity to the neighborhood. The competition was held between four architects, which followed an earlier qualification period. The design competition itself cost their firm roughly $12,000, and was a very long and costly process. Following the selection process, during which their firm was chosen as architect, there was a very protracted approval of contract process. There was a very difficult process with the neighborhoods. He felt that the fees were not reflective of the actual scope of work, but more reflective of a more straightfoward design project. They worked with numerous neighborhood groups, the Arts Commission, Art Enhancement Program, the artists in that program, City Planning and School District, Civic Art Committee of the Arts Commission and a considerable amount of effort during construction. He said the whole process was a very difficult and costly one for them.

Mr. Chong stated that he is concerned that minorities and women could be precluded from participating in the process if the process continues to be as difficult as the Lombard Garage. He hoped that whatever process is gone through, the cost to undertake this work would be considered, and that it not preclude minorities and women from participating.

Mr. Chong stated that though this was a costly process, it was probably one of their most important projects. He felt it was successful in that it won a design award as well as a national award. The project was completed on time and on budget and ran reasonably smoothly. They are very pleased with it and feel they have greatly benefited from it, though not financially. They have done other work as a result of this project.

In a previous meeting the Commission awarded Gordon Chong & Associates the Bush-Polk project, and based on that decision they have looked forward to expending their time and energy once again to try to understand the scope of the project in order to come up with an appropriate fee proposal. Since time and effort have been spent in developing a proposal for Polk-Bush, he felt the Authority faces a very difficult design-sensitive situation and a cost sensitivity in terms of that process. He hoped the Authority would consider those factors in their decision this morning.

He touched on the subject of the Authority's concern about the openness of the selection process because they were awarded the Polk-Bush project without the same selection process gone through on Lombard. He stated this was an extremely exhaustive process and one of the most complicated he had ever seen, stating he is totally in favor of an open slection process because it is so important to minorities and women. He was also in favor of minimizing the cost.

Mr. Chong said that in light of the fact that they have begun the work and because they have a proven track record, he respectfully requested the Authority's consideration in not rescinding the previous decision.

Chairman asked Mr. Chong to describe the work they had already undertaken between the period when the agreement was negotiated and today. Mr. Chong stated there are a number of issues regarding how Polk-Bush can work because of the site's limited physical constraints. They have been involved in discussions with some individuals who are interested in a mechanical system, some who are interested in a conventional design that would be more flexible, and there are some City Planning issues with regard to height restrictions. They have been involved in these discussions to the point of being able to develop an appropriate scope of work for a fee proposal.

Mr. Chong stated that the word "bid" is not an appropriate word in the acquisition of professional services. Normally professional services are selected on qualifications when a proposal of qualifications is submitted. After selection, they go through the process of developing a scope of work based upon an understanding, which is what they did after they thought they had been selected.

Member Singh expressed some concern about their fees. Mr. Chong explained that once a firm on a professional services contract is selected, they meet with staff and present a written proposal of what they believe their fee should be based upon their understanding of the scope of work. That is the current status - a contract has not been executed and there has been no negotiation on their initial proposal written to the staff. Assuming that the supplemental is approved, the next step would be meeting with staff and thrashing through whether specific line items on the scope of work are appropriate or inappropriate. An appropriate fee is then developed. At this point there has been no commitment to any fee. There has simply been a selection, analysis and written proposal.

Commissioner Singh asked where the $500,000 in the supplemental came from. Chairman said that figure was used as an outside limit. Director stated it also included items other than the architect's fee, such as soil testing and any other necessary tests that need to be done in order to proceed with construction. Director explained again that the architect's fee has not yet been negotiated because the supplemental has not been signed by the Mayor.

Mr. Hultgren explained the legal aspects in order to clarify some confusion. First, no written contract has been made nor has there been an oral contract from the facts as he has been told them. All that has happened is that this Commission, some time in the past, authorized its staff to negotiate a contract with a particular architect. That is not even an offer to make a contract and clearly not a contract, and there are no grounds for an implied contract.

The second point was that the type of contract involved is a "professional services" contract. In government contracting, that type of contract is not a contract that is agreed to after a bidding process because it is just not appropriate. It is very similar to selecting a doctor or dentist - you don't select doctors or dentists on the basis of who will do the work for the least money, but for other reasons that make him the best person to provide the service required. The same is true here. It is not in the public interest to select an architect (or a professional service contract) on the basis of competitive bids because you are likely to end up with insufficient services that are not the services required. This is usually done through a Request For Qualifications or Request for Proposals (RFQ or RFP) process. A selection process is gone through by advertising for proposals, you get responses, you get a panel and you select the best provider of the services you require, then you negotiate with that party for a contract.

It is also permissable for that type of contract to be entered into as was authorized by this Commission, on a strictly negotiated basis so that you don't have to pursue the Request for Qualifications - it can be done strictly by authorizing staff to negotiate.

Mr. Steve Cornell from the Council of District Merchants stated that they have been waiting a long time for this garage. They have had a hole in the ground for eight or nine years. The City has been negotiating about five years and now that the City owns this piece of property, they need to build this garage as soon as possible. That's what they are asking the Commission to do. They want to see very clearly that it will happen. He urged that the Commission oppose the motion to rescind and go ahead, unless they can see some clear cut way that the City will save money or result in a better structure or a more utilized structure.

Chairman again stressed that this is not a "bid" process, but the choosing of architectural services based on a competition on quality or other factors that come into play. The architect chosen through the RFP process then enters into negotiations with the Authority on the cost.

Member Melara wanted to clarify that the selection is not made on the basis of least money, but who is best qualified. She stated that if the motion to rescind the previous vote was to ask for additional proposals to study qualifications, she would be in favor of that. However, if they are

looking at asking for "bids" per se to look at the amount of money, she would not be in favor because she would not want a bad structure in the City just based on the fact that it cost less.

Director stated that the Lombard Street Garage was the first parking structure done by competition even though there is no legal requirement. The competition took approximately nine months from start to finish. There were 55 architectural firms interested in the project who responded to the RFQ. In the first three weeks the decision was made to go with the process. The next four weeks, time was spent putting panel together and preparing RFQ. The RFQ was then issued. In the sixth week the 55 architects were given time to come back with their documents showing their qualifications. The panel then graded the 55 architectural firms individually on the grading sheet they had put together. The panelists then consolidated their grading sheets to select the top five firms. Oral presentations were then made to the panel - a four week period. The panel then recommended five firms to the Parking Authority. From those, Gordon Chong was selected. A contract was then negotiated. None of the qualifications were involved in price, only in qualifications. This took approximately nine months.

If we started today, the process would take about eight months before we could get to the same point where we are today with Gordon Chong. Mr. Florin's testimony when the City Attorney would review the contract would come after this period. The contract would then go to the Civil Service Commission for approval as a personal services contract.

Pat Darden, President of the Polk Street Merchants Association, stated she has followed this since 1985 when the project was first approved. She wondered how many more delays there would be, stating we have an architect whose work we are familiar with and who did a beautiful job on Lombard Street. She asked why take all the time to go to somebody else when we have someone who has already met the qualifications. The garage would be an asset to the neighborhood and produce income for the City; yet there are more delays. She felt the garage was needed as soon as possible.

Commissioner Short felt that new members were going through the same thing he went through as a new member. He explained the reasons for the Lombard Street process, explaining that the previous process had not been satisfactory. Of five projects, there was not one architect that we would re-hire. He explained that Gordon Chong had been selected not knowing what his fee would be. During negotiations his proposed fee was reduced. Mr. Chong's Lombard project was on time and on budget. The Authority felt that if another selection process were gone through for Polk-Bush, it would take another year. This is the first time we had a good project, and Member Short urged re-hiring Gordon Chong & Associates. As it is this garage will not open for another three years. The Polk District needs the garage now.

Mr. Hagerty explained that the architect's contract would be reviewed by the City Architect to be sure it is a reasonable contract. He has also been in contact with other parking managers in the State to get an idea of what architectural fees have been negotiated for various parking garages. We are not going into it not knowing anything at all. Professional opinions are obtained.

The motion to rescind was then discussed by the Commission. Member Melara

asked Member Singh if he would consider proceeding with the process knowing that the City architect will look at it, that they agree as a Commission that from now on, even though we have people who are qualified, any time we are considering building a facility we cannot make it a "done" process. However, since in this particular case we need to move, would he consider a compromise and rely on the City architect to assure that this will be within the City guidlines, but agree that in future this will not be done. Member Singh still felt the Authority should go to the bidding process, making a motion to do so.

Chairman reminded that the motion on the floor was to rescind the previous vote. He stated Chair would entertain a substitute motion by a different maker for a possible compromise. Member Melara stated she agreed with the basic sense of the motion, but was trying to find a compromise rather making a substitute motion. She would like to compromise so the garage could move quickly, but still make it fair to all concerned. Chairman agreed with Member Melara for a compromise, stating he is being asked to take back a vote he cast in May and is searching for guidance on whether he should do so.

Member Melara proposed having the Mayor's office tell the Authority how long it will take from now (now that the supplemental is in) to the point where we actually get the money. She wants to know how long that process takes, and if that process, in any way matches the timeline, within a month or two, presented by the staff that says we can't do anything until we get the money, she wants to open the process. If it can't be done within the next three months by opening the process, which would mean eight months, then she did not want to open the process because she feels urgency to build the garage.

Director felt it was possible that two different processes were being discussed. He explained that when the supplemental is signed by the Mayor, then goes to the Controller to be drafted as an ordinance, then goes to the Board for passage. At the outside that will take three months. What Mr. Florin spoke about is the process after completion of the ordinance. One process is the supplemental to get the money in hand. The other is processing the contract after completion of negotiation. After completion of negotiating an agreement, it goes to the City Attorney to legally and properly draw up a contract, and then to Civil Service Commission for approval of the contract. The Controller then certifies that the money is there, after which the contract is signed. Until that time the architect does not have a contract under which he can be paid for his services.

Therefore, there are three sets of timelines: One to get the supplemental to get the money. One to go through the selection process if the Commission chooses to go back and open it up again, and finally there is the time at the end of this process to negotiate and process a contract.

Mr. Singh asked if they could meet with the Mayor's staff, since Mr. Florin had left the meeting. He pointed out to the Polk Street Merchants that he and particularly Mr. Quaranta were instrumental in pushing through this garage. Chairman felt that a review of the minutes would show that he and Mr. Short had been pushing as strongly as anyone, and felt that eveyone wanted to speed up the project.

Member Melara proposed tabling the question until there has been further discussion with the Mayor's staff. Member Short suggested going to the City

architect. Director suggested speeding the process by getting agreement between Commissioners Melara and Singh that the existing situation can go forward. If they do not agree, then it will come back at the next meeting in March. Member Singh said he agreed with Member Melara's compromise. She asked whether the motion should be tabled or rescinded. Member Singh wanted to table until he and Member Melara had met with the Deputy Mayor and come back at the March 9 meeting. Motion by Member Melara to table until March 9 meeting, seconded by Member Singh: Ayes: Members Dickinson, Melara, Quaranta, Singh. No: Member Short. Director, pending discussion with the Chair, will call two Commissioners to attend meeting with Deputy Mayor's staff.

Approval of Parking Authority 1989/90 Budget
Director explained the budget and after discussion, unanimously approved.

8. New Business - None

9. Adjournment
Meeting adjourned at 1:10 PM.

Respectfully submitted,

Ray King
Director

3737A1

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING AGENDA
527th Regular Meeting
Parking Authority

Thursday, March 9, 1989
9 AM

Northern Police Station
Community Room
1125 Fillmore Street, SF

AGENDA

DOCUMENTS DEPT.
MAR 1 1989
SAN FRANCISCO
PUBLIC LIBRARY

1. Roll Call

2. Election of Officers

3. Adoption of Minutes - Regular Meeting of February 9, 1989

4. Assistant Director's Report

5. Report of Legal Counsel

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Review of Parking - Upper Fillmore Area

Resolution 1120 - Recommending Additional Services at Golden Gateway Garage

Discussion of Acquisition of Property - 1444 Green Street

Discussion of Development of Garage or Parking Lot Property

Architect - Polk-Bush Garage

Future Meeting Sites

8. New Business
Approval of Japan Center Garage Budget - April 1, 1989 - March 31, 1990

Approval of Second Quarter Report

Executive Session on Potential Litigation - Lombard Street Garage and Personnel Matters

9. Adjournment

3763A

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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3/89

MEETING REPORT - Regular Neighborhood Meeting

Thursday, March 9, 1989
9 AM
Northern Police Station
1125 Fillmore Street
San Francisco CA

DOCUMENTS DEPT.

MAY 8 1989

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
Angelo Quaranta
John Patrick Short

Authority Staff: Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Rob Maerz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Harry Quinn, Real Estate Department
G. Payne, Pansini Corporation
Richard O. Guynn, Sutter-Stockton Garage
Norman Rolfe, San Francisco Tomorrow
Linda Crouse, Gordin H. Chong & Associates
Michael Shanus, Gordon H. Chong & Associates
Ken Davis, Vivande, 2125 Fillmore St.
Paul Newman, Keil & Connolly, Attorneys
Richard Hashimoto, Japan Center Garage
Bob Baker, Ampco Parking and Alamo Square Assoc.
Pat Soma, 2000 Post Apartments
Tom Edison, Alamo Square Neighborhood Assoc.
Rory Ward, Fillmore Merchants, 2015 Fillmore
R. Kaplan, California Street Greenery, 2413 California St.
Herman Elins, Five Star Parking
Barbara Witter, Pacific Prebyterian Medical Center
Ace Washington, WAPAC, 1156 Buchanan
Dick Dole, Western Addition, WAPC
Jeffrey Heller, Heller & Leake, 785 Market St.
Russ Presting, SE Onorato Garages
Luke Aguilera, Flying Dutchman
Bob Terry, Wells Fargo Bank
George Hoffberg, The Parking Tree, 1444 Green St.
David Collins, Pansini Corp.

ABSENT Ray King, Director

1. Roll Call indicated quorum present.

Chairman Dickinson called meeting to order and stated this is the second in a series of neighborhood meetings which the Parking Authority is undertaking. Public comment will be taken on parking problems in the Fillmore area as well as conducting the regular monthly meeting of the Parking Authority. He welcomed all guests and thanked them for coming, stating they were welcome to stay for the entire agenda if they so desired.

2. Election of Officers

In keeping with the request of the Mayor's office to postpone election until the new Parking and Traffic Commission is in place, it was unanimously decided to postpone this item until the regular June meeting.

3. Adoption of Minutes

Minutes of regular February 9 meeting adopted as presented.

4. Assistant Director's Report

Chairman stated that Director has tendered his resignation, is now using his accrued vacation time and his resignation would be effective some time in May. Therefore, report would be given by Assistant Director, Kevin Hagerty.

Vallejo Street Garage Lease
Moscone Management Agreement

Mr. Hagerty passed out a schedule for the lease bid on the Vallejo Street Garage, stating the bids would be opened March 21 at 2 PM. He stated it would be necessary to have a special meeting of the Authority at the end of this month in order to formally recommend to the Board of Supervisors the award of the lease. The present operator is scheduled to leave April 30, and the new operator must take possession on May 1, 1989.

He also passed out a schedule for the Moscone Garage management agreement, stating that he hoped to have management agreement document ready for review and approval at the special meeting. The new Management Agreement is scheduled to begin August 15, 1989.

Diamond Market Site - Glen Park

The Mayor has signed the sublease. Last week Mr. Hagerty met with the lessee and representatives of DPW and DPW is now establishing a work schedule.

Performing Arts Garage Audit

Controller's office has completed an audit for the years 1985 through 1989, which revealed that Five Star Parking owes the City $104,513 in back rent. A letter was written to Five Star's main office in Los Angeles informing them this amount is due immediately and asked them to respond within 30 days.

St. Mary's Square Garage

City Auditor is completing an audit on St. Mary's Square Garage. The final audit is scheduled to be issued within the next two weeks.

City leases contain two provisions for audits. The City Controller's office audits the leases annually. There is also a requirement in the leases that the lessee pay for an audit of gross receipts by an independent auditor who is approved by the City Controller's office.

Garage Insurance Consolidation

City Risk Manager Keith Grand and Assistant Director met with garage operators to discuss the possibility of consolidating insurance requirements into one package so that the City and the operators might save money. Keith Grand is currently assembling information and the findings will be reported when they become available.

Public Subsidiy of Private Garages

As requested at the last meeting, a study has been initiated of public subsidy of private garages and lots in the North Beach area. Department of Public Works, Traffic Engineering, is conducting a study of empty spaces in each parking facility for two consecutive weeks at 12 noon, 4 PM and 8 PM on Wednesdays, Fridays, and Saturdays. When the study is completed, Assistant Director will meet with the area merchants to discuss how to proceed with the study.

Mr. Hagerty explained that one of the problems in the North Beach area is lack of parking. Merchants feel that one of the reasons is the high rates private operators charge, and they asked for a study to investigate possibility of subsidizing some of those rates. Member Melara explained that some of the people in the audience at last month's meeting mentioned that some of the lots and garages were being underused during the day. They questioned the necessity for building new parking if what they have now is not being used in the day-time.

Polk-Bush

Yesterday the Board of Supervisors, Finance Committee, approved $500,000 supplemental appropriation for architectural fees, soil and other testing. Of that amount, $350,000 will be held in reserve by Finance Committee pending additional information, including whether architect met City's MBE/WBE guide-lines.

Chairman stated that Finance Committee wanted the Parking Authority to investigate the possibility of designers bidding so that it coule be converted into other uses if need arose.

Commissioners' Questions and Matters

Member Quaranta stated he had spoken with Angelo Boschetti who owns a building on the corner of Filbert and Columbus, and would like to talk to the Authority about leasing or buying the building. Mr. Hagerty will follow up.

Review of Parking - Upper Fillmore Area

Mr. Hagerty reported that Parking Authority is trying to acquire the Roberts Gardens site, which includes the garden area and adjacent garage, and is approximately 18,650 square feet, for a 56-60 space surface parking lot. Supervisor Tom Hsieh is planning to introduce a resolution to the Board urging the Mayor to urge the Parking Authority to take all means possible to acquire this property. Conformity to Master Plan and Negative Declaration have already been received. The Upper Fillmore was identified as the sixth most critical parking area in the 1986 Neighborhood Parking Study.

Chairman stated that representatives from 2000 Post Street were present and should mention that they had received permission from Planning Commission to allow some of their parking to be used for long-term neighborhood parking.

Norman Rolfe, San Francisco Tomorrow, stated he came here by Muni and

walked part of the way. He felt the merchants would do a greater service to the community if they gave people an incentive to take Muni as they do to motorists. Many merchants give validated or reduced rate parking, but they don't give any incentive to transit users. In Portland, Oregon, the merchants have been giving free transit tickets to people who buy a minimum amount in their stores, and the response has been quite good. He felt it was interesting that the people at 2000 Post have excess parking spaces they have to rent out, asking if it was built on a one-for-one basis. Upon being informed that it was and they are currently about 2/3rds full, he said that it is another indication that there is far less than one automobile per family and San Franciscans are not as dependent on the automobile as suburbanites.

Rory Ward, President of the Fillmore Merchants Association, stated that the object of obtaining more parking in the neighborhood is not to encourage people to drive, but because people are constantly complaining of having to park illegally in bus zones, but does not stop them from driving their cars. They will not go across town to a restaurant on the bus. Some things require a car, and they would like to accommodate those cars. He felt the Roberts Garden site is a good location because it is centrally located, and would like to see every effort made to obtain that location. Definitely wanted to go on record as supporting that site.

He stated there are only a couple of other sites in the area - one owned by UOP on Sacramento, about 50' x 100', which they use for their dental school. The only other site where there is not a building is about 75' x 100' and is on the corner of Bush and Fillmore, but believed there are other plans for it, possibly a Walgreen's. Assistant Director stated that the Mayor has said he would sign the supplemental appropriation as soon as the resolution urging the Parking Authority to obtain this property has gone through the Board of Supervisors. He encouraged anyone interested in supporting the resolution to call Supervisor Hsieh's office and the Mayor's office.

Mr. Ward asked about Prop. D. Chairman explained that consolidation of departments will change the City's Charter to create a new commission, and takes parts of the Police Department, Department of Public Works, Recreation & Parks, Tax Collector and others who are under the City Charter and puts them under the control of a new commission.

Mr. Ward asked about the water leakage problems at the Japan Center Garage. Dick Dole explained that there are some severe water problems in the Peace Plaza area and within the garage itself. They do not affect parking, but must be corrected. If water leaks into a parking space, that space is closed off. Member Singh asked if they had a budget for this repair. Mr. Dole said they have had a budget for this for approximately 4 or 5 months, and it is made up from two sources. One is accumulated surplus revenue from the garage of approximately $250,000, the other is a loan from the Off-Street Parking Fund for $850,000.

Mr. Dole explained that the Peace Plaza is owned jointly by Sinclair Louie and the Recreation & Park Dept. and the non-profit parking corporation has no right to go onto their property unless they refuse to make the corrections. However, they have had no response from Mr. Louie and Western Addition Parking Corp. has put him on notice that they will make the repairs. They have not received response from Recreation & Park and Mr. Dole will continue his attempts to contact them.

Harry Quinn of the Real Estate Department explained that they are in the process of negotiating with Mr. Louie to acquire the rights on the Plaza so the City will have complete control of it for public use. He is not sure whether Rec. & Park has budgeted funds for repair of the Pagoda or the anticipated repair on the Plaza.

Mr. Hagerty and Mr. Quinn will prepare a report for the Authority on this subject.

There was further discussion on the Roberts Gardens site and Chairman suggested that anyone who wishes to do so might contact the owner, Mr. Connor, to urge him to sell the property. He also urged that they lobby City Hall. At the present time there is discrepancy as to the value of the property.

Bob Terry, Wells Fargo Bank, wanted to go on record as supporting Roberts Gardens as a parking site. He said he is in favor of people taking mass transit and using existing garages. He is also in favor of people getting exercise from walking, but the reality is that people like convenience and his business suffers because there is not enough parking. He gets comments every day that people would have come in sooner, but they have trouble parking. If anyone can come up with an idea to support the use of the mass transit, he would be more than happy to promote it in his business.

5. Report of Legal Counsel

Julian Hultgren stated that after the regular business is concluded, the meeting would recess for an Executive Session without the public being present, which is permitted under State law. Two matters will be discussed. One concerning potential litigation under Government Code Section 54956.9. The second concerns a personnel matter permitted under Government Code Section 54957. Mr. Hultgren stated that Executive Session is permitted, but requires that at the next meeting of this commission there be a report of any action taken with regard to the personnel matter.

Chairman stated that a matter has come to the Authority's attention since the agenda was published regarding the Mission-Bartlett litigation, and at some point in this meeting a motion will be made to place this matter on the agenda for the Executive Session. Mr. Hultgren advised that this is permissible.

6. Public Comment - None

7. Unfinished Business

Resolution 1120 - Recommending Additional Services at Golden Gateway Garage

This item was put over to the next meeting because there was no formal sublease agreement between the operator and the auto detailing service.

Discussion of Acquisition of Property - 1444 Green Street

Mr. Hagerty stated acquisition of this site has been investigated for some time. Under the existing configuration it is possible to accommodate 46 self park vehicles. There is a restriction because of the placement of the pillars. The project could be made more viable by adding approximately 20 stalls if there were some way to move the pillars. The other concern is that the Landmarks Commission may declare this building a landmark. He has been working with the Mayor's Office of Housing & Economic Development to explore the possibility of joint parking/housing venture. Mr. Quinn stated they have recently informed that they are not interested in a joint parking/housing

project, the feeling being that the area dictates more of a moderate to higher income level than the area would support. The negotiated price at this point is in the area of $2 million. Mr. Hagerty stated that if we can only get 46 spaces, it would come to a per stall cost of about $43,500, and 66 spaces would come down to about $30,000 per space.

Mr. Quinn stated that because of the support columns in the building, and if the roof cannot be removed, the limit would be 46 stalls. It would be very costly to replace the pillars and the economics dictate that it is not worth it. Chairman asked if it were being left to the Authority to make a decision, since there was no staff recommendation in Mr. King's letter. Mr. Hagerty said this was correct.

Mr. Lou Blazej, Planning Department, suggested that the Parking Authority or Real Estate Department send a letter to specifically request a decision on whether the roof has to stay and on the retention of the entire building, or whether the roof could be removed and an open lot put in place. It is fairly certain the Landmarks Board will rule that the roof or the entire building must be preserved, but they are not the last word. Their determination would then go to the Planning Commission.

Mr. Blazej said the Landmarks Board has indicated that they think the entire building is landmark quality and would undertake studies to determine this. This is an advisory board to the Planning Commission, whose determination would still go on to the Board of Supervisors after public hearings. Mr. Blazej suggested that the Parking Authority specifically raise the question of retaining the columns and the back portion of the roof so that a formal determination can be made by Landmarks Board. He assumes that Landmarks will keep the entire building, consistent with their earlier decision. At that point the Parking Authority can appeal to the Planning Commission, when a public hearing will be held and the Parking Authority will be represented before the Planning Commission and all interested parties would appear to present their cases.

Mr. Quinn has negotiated with Montgomery Capital and does have a firm deal at $2 million pending approval of the Parking Authority and availability of funds. Mr. Hagerty stated there is approximately $15 million in the Off-Street Parking Fund at present, and about $9 million in pending supplemental appropriations. He said this is one of the areas that can be served under Prop. F, so any money used from the Off-Street Parking Fund can be reimbursed. Member Singh felt the Authority should not let the property go because what seems too expensive today will look much better in a few years.

Mr. Hagerty asked about Mr. Hoffberg's idea for private housing on the site. George Hoffberg, President of The Parking Tree and lessee of 1444 Green Street, has an option to purchase this property. He stated that the roof was replaced in 1964 and is a very basic, simple tar roof. He felt that the only amenity is that it contains noise and headlights, and doesn't intrude into the interior of the block. There is not another public parking garage within a three block radius and is sorely needed by residents in the area.

Mr. Hoffberg said that initially he took this property as a mixed use development, but started it as a parking garage, and has developed it so that he is now servicing about 15 restaurants, doctors etc. with validated parking, and parks as many as 100 cars a night on weekends.

He has an architectural plan which preserves existing facade and develops a basement level of 54 stalls and a first level of 30 stalls, and includes housing. He also has other development plans for the site, feeling it would be good for mixed use for public/private/housing. He would consider co-development with the Parking Authority. He said it doesn't work economically as parking only. His lease expires in June, but is negotiating to buy the property.

After further discussion, Member Melara stated that Mr. King mentioned in his letter that the site was not usable for low or moderate income housing and asked how that determination was made. Mr. Hagerty will get this information.

Member Melara proposed going to the Landmarks Board and Planning Commission once more and make a very strong appeal regarding the need for development of the site to maximize its usage and revenue. Chairman felt that the previous suggestion from Mr. Blazej was to request the Planning staff to review whether the roof was covered by landmark status and whether it could be converted or removed, and whether columns could be moved.

Chairman said he would take that as a motion to instruct the staff to request Real Estate Dept. to send a letter to Planning asking for that review. Member Quaranta seconded. Unanimous vote.

Member Short said this was the first time he had heard about underground parking being proposed, stating that would take up the parking for the housing, but if we took this as a separate parking issue and thereby increased the number of stalls, he felt he could not in good conscience vote for $30,000 per stall. Chairman asked staff to review the question of going underground.

He asked for vote on motion regarding sending letter to Planning. All in favor.

Discussion of Development of Garage or Parking Lot Property

On March 7 staff sent a memo regarding nine methods of developing garage or parking lot property. Mr. Hagerty said that in addition to these nine items, there is a second part which is important. Once the City or Authority acquires a piece of property, an important aspect is the time frame involved. Usually there is a desire on the part of residents and merchants to proceed as quickly as possible. He felt this should be gone into further at another time.

Harry Quinn reviewed each of the nine items in the March 7 memorandum: City Action, Parking Authority Action, City-Public-Private Partnership, City Joint Venture, Parking Authority Joint Venture, City "Turnkey" Purchase, Parking Authority "Turnkey" Purchase, City Acquires Existing Facility, Parking Authority Acquires Existing Facility, and added a tenth - the City leasing a facility outright, as with the Diamond Market and Geary Mall.

Mr. Quinn said he would be glad to sit with any of the members individually to further discuss and explain the above.

Architect - Polk-Bush Site

Chairman stated there is a motion before the Authority that was put over at the last meeting. That motion was to rescind the action of a previous meeting directing staff to enter into negotiations with Gordon Chong & Associates for architectural and design services once the supplemental appropriation had been signed.

One new proposal that had been put forth was to enlarge the pool of potential architects, specifically looking at the five finalists for the Lombard Street project: Gordon Chong & Associates in San Francisco, Conrad Associates, Gutierrez/Martinez both in Oakland, Pflueger Architects in San Francisco, and VBN Corporation-Lin International of Oakland.

Mr. Hagerty reminded the Authority that there had originally been 21 firms that responded to the request for qualifications. A selection panel had been set up consisting of representatives from City Architect's office, Department of Public Works, City Planning, and representative from the neighborhood, and John Patrick Short of the Parking Authority. The selection committee reviewed the qualification documents and selected ten firms, who then came in with presentations on their approach to the project. Through a rating system the selection committee narrowed the responding architects down to five firms, from which two were then selected to come in with formal presentations - slides, scale models, etc. Gordon Chong & Associates was chosen on the basis of their approach to the project - designing of two "fronts" to the building to conform with other buildings in the area, air circulation, commercial design, etc.

There were three steps involved in the selection: First, each firm submitted written qualifications on past experience, and were individually rated on those qualifications. Second, the five firms selected were asked to come before the selection panel and give formal presentations on their approach to the project. Third, of these five, Gordon Chong & Associates and Conrad Associates were selected to give final presentations to the Parking Authority. After a nine month process, Gordon Chong & Associates was chosen project architect.

Member Short stated that Gordon Chong was again chosen to do the Polk-Bush project because it has been a very long time coming to fruition. He suggested that Mr. Hagerty send the members a schedule showing the length of time that has gone by. Previous architects chosen on other projects - Performing Arts, Moscone Garage, Mission-Bartlett - had proven to be very unsatifactory. He supported Member Singh's written suggestion that the Authority return to the five previous architects to make their selection for the Polk-Bush project. However, he would like to see it done within three months.

Chairman stated that the current motion before the Authority is to rescind the instructions to staff regarding Gordon Chong, but would let it pend for further discussion and input from neighborhood people. Member Melara preferred to vote on the motion immediately to avoid confusion.

Linda Crouse, representing Gordon Chong & Associates, stated that this selection is very time consuming and expensive - even three months is a long time. She said that in the past year they have done a considerable amount of background work and spent many hours and quite a large sum of money on the project. They have looked at the site, considered alternatives (mechanized vs standard garage) looked at the height limits, etc. and submitted a proposal. She recommended that further delays be avoided by allowing Gordon Chong & Associates to continue the project.

Member Singh questioned their authority to do this and Mr. Michael Shanus of Gordon Chong, stated they were asked by staff to present a fee proposal and develop a scope of work addressing a number of specific issues. Chairman reminded Authority is not committed or liable for any fees that have been gen-

erated up to this point. He felt the work Gordon Chong has done was a business risk knowing they might not be compensated. Ms. Crouse stated that, based on the work they have done, they are familiar with the project and the alternatives and are ready to move ahead immediately. Mr. Shanus stated they have not received a response to their fee proposal, but are ready to go to the negotiation process. Mr. Hultgren stated that as far as the Authority is concerned, they merely authorized negotiation and which does not form the basis for any contractual obligation. Chairman reminded that the authority to negotiate was contingent upon the passage of the supplemental appropriation. Mr. Hagerty stated that staff began discussions with Gordon Chong at the direction of the Authority, but stopped when the supplemental was delayed in the Mayor's office.

Member Melara stated that at the last meeting the new members, who were not involved in the selection process, wanted to make sure more firms were made available to this opportunity. She understood that if the selection process were reopened to the top five firms from the previous selection, the time frame would be about the same as if they were to proceed immediately with Gordon Chong, since they could not proceed until funds became available. She also felt that since Gordon Chong had already done some work on this project, they had an advantage over other firms.

Member Short felt that the funds are available and the project could go ahead immediately. Chairman said the funds would be approved by the end of this month. Member Short felt Gordon Chong has been put in a bad situation, because the previous Authority had selected him and asked him to look at the site and present a fee proposal, and felt that if they don't get the contract there will be a lawsuit. He felt the Authority should consider Mr. Singh's proposal of going to the top firms that had been previously selected, and choose from one of those with a time constraint on the selection process. However, he felt that if Gordon Chong were not selected, the Authority should consider some compensation for his time spent thus far. He mentioned the reason for selecting Chong for the Polk-Bush project was consideration of the many frustrating problems on previous projects, and his excellent job on the award winning Lombard Street Garage.

Member Quaranta disagreed with Member Short's suggestion to compensate Chong for work already done since there is no contract.

Chairman returned to the motion to rescind the previous vote for Chong. Linda Crouse stated they wanted to make it clear they not interested in obtaining any money for work already done. They simply would like to complete this project and do another good design as they did for Lombard Street.

Jeffery Heller, Heller & Leake Architects, stated this is an expensive process and at the start they were not aware of the process. They recently completed a parking structure on Pine Street near St. Francis Hospital, with which the neighbors and everyone concerned are completely satisfied. He said that if the selection were reopened they would have an interesting proposal, and urged the Authority pass the motion to rescind because they would like to participate in the new selection process, and that it be opened in such a way that new participants would be considered.

There being no further discussion, vote was taken on the motion to rescind Authority's previous action: All in favor.

Chairman stated the Authority has various issues before them - whether to create a pool of architects, who will be in it, what instruction will be given them, and whether to appoint a selection committee or will the selection be made by the Authority.

Member Melara proposed taking the top five (eliminating Conrad & Associates since we are currently involved in litigation with them), have an outside panel review the top five, and recommend the top two or three who will be given instructions to give a presentation to the Parking Authority. Member Singh agreed. Chairman said that the firm replacing Conrad would be H.J. Degenkolb, who are not architects, but they would sub-contract an architect, making them eligible to compete.

Chairman said that a motion was made to form a pool of five architects. Those five firms would be Gordon Chong & Associates, Gutierrez/Martinez, Pflueger Architects, VBN Corporation and H.J. Degenkolb Associates. Member Quaranta seconded. Member Short suggested taking the top four (eliminating Conrad) and let the committee substitute one architect, whether it be Heller & Leake or another.

Mr. Hultgren said if the Authority wished to have a review panel and if that panel is appointed by this Commission, that constitutes a sub-committee of this Commission and all of its hearings and deliberations must be open to the public. If, instead, the Authority asks that the panel be appointed by some other body, ie the Real Estate Department or the Mayor, then it would not constitute a sub-committee and could deliberate without holding a public meeting.

There are two reasons for this - one, all submissions by the candidates would be subject to public scrutiny under the Brown Act and may discourage candidates from competing. The other point is whether a commissioner could serve on the panel. Mr. Hultgren has found that, under the Brown Act, if a commissioner were appointed to the panel because he is a commissioner that panel would become a public body. If the commissioner were not appointed as a representative of the Commission, but basically as a representative of the appointing organization, (if the Mayor chose to appoint the panel and appointed one of the Parking Authority members as his delegate) then it would not be constituted a legislative body subject to the Brown Act. This body cannot ask the Mayor to make the appointment and specify that one of the Parking Authority members be appointed. The City Attorney's office would want to be involved in the way in which the panel is selected.

Chairman clarified exactly what will be requested of the architectural firms. It is his understanding that they wanted to get to know them and their qualifications better so they can make a decision. They would not necessarily be requesting a specific proposal, but would ask in general terms how they see the site being developed. This would take less time and be less costly than asking for a "full blown" presentation, which might be a burden on minority firms. He stated that if they are going to chose an architect based on his written qualifications, the Authority might want to do that themselves. If they do decide they want full formal proposals, then a selection panel might be considered because this would require their expertise.

Member Melara suggested looking only at qualifications and is not suggesting that the City Architect and other City departments be involved. Once the

top two or three are selected, then she would want the Authority to look at their approach on building this particular site, at which point she would look at expanding the presentation, including fees. Chairman had some concerns about delegating to an outside body the making of a judgment simply on qualifications.

Chairman stated the motion is to create a pool of the architects listed above to bring qualifications to an outside panel, yet to be appointed. Member Quaranta seconded. Member Singh suggested asking the Mayor to chose the outside panel.

After some discussion, Member Melara said she would support a motion that the Authority review the qualifications of the top five architects with counsel from the Real Estate Department and the City Architect, and then request a formal presentation from the best one of the five. Seconded by Chairman.

After further discussion it was decided that Harry Quinn would work with the Bureau of Architecture and Parking Authority to develop criteria for qualifications. Mr. Hagerty also suggested that if any of the five firms are not interested in participating, the next firm in line would be contacted. Mr. Hultgren suggested that five is not a magic number, and perhaps nine or ten firms should be contacted. Member Singh agreed.

Member Melara agreed that the top five be contacted and continue down the line, in order, if any are not interested. All agreed. Time line for qualifications was set for the regular May Parking Authority meeting. Mr. Quinn suggested that at the end of this month they should have a fairly good idea.

Chairman asked for a vote on the motion: To create a pool of five, Chong, Gutierrez, Pflueger, DVN and Degenkolb; if any not interested, continue down the list in order; request they bring in qualifications set by the City Architect, Real Estate Dept. and Parking Authority staff; and at the May meeting the qualifications will be presented for the purpose of choosing one architect to enter into negotiations for architectural and design services of the Polk-Bush Garage. Mr. Hultgren stated that the qualifications will have been reviewed by the Authority prior to the meeting. City Architect and Real Estate Dept. may also report at that meeting. Vote was unanimously in favor.

Norman Rolfe stated that, at his urging, the Finance Committee of the Board of Supervisors put in their instructions that the garage be designed in such a way that it can be converted to other uses "after it turns out that it is a financial fiasco or is a disaster of some sort or another". He gave background information and statistics he had gathered on other garages indicating that more parking is not needed and that City garages are losing money. Chairman stated that the Finance Committee did not instruct the Parking Authority to require that the architect make the garage convertible. They asked that the architect give consideration to making it convertible.

A decision on whether this would be a mechanical or conventional garage was delayed to a future meeting.

Future Meeting Sites
Assistant Director presented a proposed schedule for future meetings:

April 13	Mission
May 11	Richmond (Clement & Geary)
June 8	Noe Valley
July 13	Polk/Van Ness
August 10	Lombard/Union/Chestnut
September 14	Irving Street
October 12	Excelsior
November 9	Upper Market/Castro
December 14	West Portal/Taraval

Where possible he gave priority to neighborhoods identified in the Neighborhood Parking Plan as having the most acute parking problems. This schedule will allow staff greater opportunity to provide adequate advance notice to community residents, merchants and other interested parties. It was unanimously accepted with the provision that it be flexible if a meeting needed to be moved.

Chairman introduced Mr. Larry Florin, Assistant to the Mayor, who is in charge of implementing Prop. D. He stated the supplemental appropriation to create the new Parking & Traffic Commission is out of Finance Committee and will be heard by the full Board on March 13.

Assembly Bill AB95 will create a new Parking & Traffic Commission to serve ex-officio as the Parking Authority. They are waiting for that to get through the legislative process before the Parking & Traffic Commission is nominated by the Mayor. They will then be approved by the Board of Supervisors. This will take us up to about the middle of May, when the appointment of new commissioners will be announced. The Mayor's office and new commissioners will then be involved in the selection process of a new Director of the department. He would be interested in discussion regarding to what extent the present commissioners want to be involved in this selection. However, there are Brown Act considerations. The question need not be resolved at this meeting.

Chairman asked if it were possible for Mr. Florin to work with Civil Service to begin to develop the job description and compensation package. Mr. Florin stated that one of the things he has been asked to do is survey similar positions in other cities to get copies of the job descriptions and to do a salary survey. Los Angeles, Denver and Washington DC have similar agencies. There is a total of about 30 to 40 similar agencies throughout the country that have been surveyed to establish a salary range for the new position.

Chairman asked if it were possible to get that process finalized by the time the new commission is appointed so there can be relatively quick action in terms of the appointment of the new director. He felt there would be a commission, but no staff. Mr. Florin said that procedurally there are limitations. They must wait till the new commission is appointed in order to begin the approval process for the position. The commission, in conjuction with the Mayor, will be the appointing body for the new director. There are some limitations on what can be done now. At present Mr. Florin is attempting to prepare the job description. The hiring of a new director cannot happen until the actual commission has been appointed and ratified by the Board.

Chairman asked about the organization chart, subordinate positions and what kinds of entities will be brought in and where placed. Mr. Florin said that in discussions with the Mayor, he was of the opinion that he would like to be able to give that type of authority, or would like the new director to be able to establish the course of the new department. One very important way of establishing the course will be in determining which particular departments and employees are merged into the new department. Mr. Florin felt this was a legitimate role for the new director to play. It will be a phased process probably over the course of a year before all the employees are in place and a location has been determined. Obviously, the commission will be very instrumental in determining the exact course this will take, since the director will come to the commission for approval on most major items, and certainly for policy decisions. Also, the Civil Service Commission will be playing an increasingly important role in the process since they will be resolving some of the conflicts that arise during the course of this.

Chairman asked if conflicts arose before the new commission is formed, would it be inappopriate for the Mayor to delegate to the Parking Authority or some other entity, a review power to work with the Assistant to the Mayor to make recommendations. Mr. Florin felt this was a political question and was reluctant to answer, but felt it might be possible. He said there would be some very important points which the Authority might be asked to decide, such as supplemental appropriations. It may be appropriate to work out a job description as well as a salary range with the Authority before appointing a new commission. If that's the case, this Authority will be deciding on a supplemental. They have had an informal arrangement and have only introduced the legislation in Sacramento. As things develop they intend to keep this body informed.

Chairman asked about implementing the necessary legislation and what the time frame is. Mr. Florin said that in the opinion of the City Attorney's office there is no further legislative or legal procedure necessary in order to implement the new commission. The Charter revision itself creates the basis for the implementation.

Chairman asked if there would be a new section of the code, such as the Housing Code and Traffic Code, asking what this would come under in the code. Mr. Florin said they can create the Parking & Traffic Commission and it can be appointed now as a legal entity based on the Charter, and they have, in fact, begun the process with the City Controller's office, having established the appropriate index codes, funding sources, etc. There is a necessity for establishing an Administrative Code. This process will go along after the new commission and director are appointed.

Mr. Hultgren said that the ordinance drafting has not really begun yet, but there is no necessity for it until there is a new commission, but will have to dovetail with the rest of the work being done. Chairman said his question goes to looking through an entire body of City codes and finding the affected sections and getting a list of what sections will be affected, then begin to develop suggestions as to how those can be integrated into a new code or into an existing code. He felt this process should be initiated at some point because those issues will be coming.

Mr. Hulgren said that if some input was desired from Mr. Florin in the future, the item should be on the agenda. This item is not on the agenda and

is permissible as far as Mr. Florin's report. However, discussion is not permitted under the Brown Act. Chairman requested a Prop. D report be added to the agenda.

Member Short asked if this would delete the State regulations as far as the Parking Authority is concerned. Mr. Florin replied that the Parking & Traffic Commission would serve ex officio as the members of the Parking Authority, and would not change any statutues.

8. New Business

Approval of Japan Center Garage Budget - April 1, 1989 - March 31, 1990
After discussion, unanimously approved.

Approval of Second Quarter Report
Unanimously approved.

Chairman brought up item of a special meeting to recommend to the Board award of the Vallejo Street Garage lease, consideration of the Moscone Management Agreement documents and an Executive Session matter concerning litigation. It was unanimously decided to hold a special meeting at 1 PM on Wednesday, March 29.

Executive Session

Chairman asked for a motion to place on the agenda litigation concerning Barnes vs Parking Authority which was brought up by the City Attorney after the agenda was published and is time critical. Member Quaranta made motion, seconded by Member Melara. All in favor. Mr. Hultgren said this matter would be discussed in Executive Session under Government Code Section 54956.9A and is litigation in the name of William G. Barnes & Son Company, Inc. vs Parking Authority of the City and County of San Francisco.

Meeting recessed at 1:20 PM and reconvened at 1:30 PM.

Personnel matter was taken first. Mr. Hultgren stated that the employee has a right to be here if he or she wishes to be, but can be excused if so desires.

Member Quaranta left meeting at this point. Executive Session continued. Member Singh left meeting at 1:55 PM.

9. Adjournment

Regular meeting reconvened at 2:20 PM and adjourned at 2:25 PM.

Respectfully submitted,

Kevin M. Hagerty
Acting Director

3783A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

SF
P20
2a
no.528
(notice)

MEETING AGENDA - (REVISED)
528th Regular Meeting
Parking Authority

Thursday, April 13, 1989
9 AM

St. Anthony's Church
Parish Hall
3215 Army Street, SF

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PUBLIC LIBRARY

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of March 9, 1989
Special Meeting of March 29, 1989

3. Acting Director's Report

4. Report of Legal Counsel

5. Update on Implementation of Prop. D

6. Commissioners' Questions and Matters

7. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Review of Parking - Mission/Bernal Heights Area

Resolution 1122 - Approving and Adopting Moscone Center Garage Parking Operator Management Fee Contract Documents and Recommending Authorization to Bid
(Put over from March Meeting)

Resolution 1123 - Recommending Lease of Lombard Street Garage Commercial Space to the US Postal Service and Rescinding Resolution 1107 adopted July 14, 1988

8. New Business
Approval of Budget Increase - Ellis-O'Farrell Garage
Sutter-Stockton Garage

Approval of Budgets - Ellis-O'Farrell Garage
Fifth & Mission Garage
Sutter-Stockton Garage

Amendment to Parking Authority Budget - 1989/90 Fiscal Year

Meeting will recess for Executive Session to consider acquisition of properties located at 735 Vallejo Street and 2450-2470 California Street, to discuss litigation regarding Barnes vs Parking Authority and to discuss possible action regarding rental and penalties owed by Five Star Parking at the Performing Arts Garage.

9. Adjournment

3822A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

SF
P20
413
4/13/89

MEETING REPORT - Regular Meeting

Thursday, April 13, 1989
9 AM
St. Anthony's Church, Parish Hall
3215 Army Street
San Francisco CA

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
Angelo Quaranta
John Patrick Short

Authority Staff: Kevin M. Hagerty, Acting Director
Julian Hultgren, Deputy City Attorney
Rob Maerz, Deputy City Attorney
Andrew Schwartz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Tina Del Oglio representing Nina Pellegrini, Coast Savings
Paul Turner, Bernal Heights Community Foundation
Harry Quinn, Real Estate Department
Jonathan Weber, System Parking
Richard O. Guynn, Sutter-Stockton Garage
Walter G. Jebe, SF Council of District Merchants,
4521 Mission Street, #1, SF 94112
G.F. Kelleher, SE Onorato, Inc.
Paul Newman, Keil & Connolly, Attorneys
Helen Helfer, Bernal Heights Community Foundation,
515 Cortland Avenue, SF 94110
Ann Ostrander, Mission Housing Development Corp.,
2111 Mission Street, #301, SF 94110
Tim Molinari, BHCF, 193 Santa Marina Street, SF 94110
Robert C. Sanchez, 24th Street Revitalization,
2778 24th Street, SF 94110
Russ Presting, SE Onorato Garages
George Hoffberg, Parking Tree
Bob Baker, Ampco Parking
Norman Rolfe, SF Tomorrow

ABSENT Ray King, Director

1. Roll Call indicated quorum present.

Chairman welcomed everyone who had taken the time and made the effort to attend this meeting in the Mission-Bernal Heights area. He gave a short explanation about the implementation of Prop. D and how it would affect the

Parking Authority and how it would encompass various City departments.

2. Adoption of Minutes

The minutes of the regular meeting of March 9 were adopted as presented.

Member Singh stated that the minutes of the special meeting of March 29 are not as complete as those of March 9. He commented on the fact that Page 14 of the minutes of March 9 do not indicate the time that Member Quaranta left the meeting.

He also requested that the special meeting minutes of March 29 be amended on Page 3 to show that he had asked why there was such a large difference in the Vallejo Street Garage lease bid. The high bid of 70% was received from Metropolitan and the low bid of 49% was submitted by Pansini. Mr. Hagerty explained that Pansini was looking for a higher profit margin, while most other operators are looking at a lower profit margin. He also stated that Pansini operates two other City garages under a management fee arrangement, which is different from percentage of gross arrangement.

Minutes of March 29 were adopted contingent upon this addition.

3. Acting Director's Report

Vallejo-Churchill Alley and California-Fillmore Sites

Mr. Hagerty reported that the Mayor has signed the supplemental appropriations to acquire the above sites and they are now in the Controller's office for certification and should be heard at the Board of Supervisors in May.

Off-Street Parking Fund

Mr. Hagerty passed out a revenue fund summary showing the current status of the Off-Street Parking Fund in which the amounts have been projected through the end of this fiscal year. With $3,500,000 supplemental for the acquisition of the California-Fillmore site taken out, there should be about $3,767,000 for general use, and for neighborhood use, with the subtraction of $5 million supplemental appropriation for the acquisition of the Vallejo-Churchill Alley site, there should be about $5,402,130. The general balance includes submittal of our department's 1989/90 FY budget of $4,220,474.

Prevailing Wage Rate Ordinance

Yesterday the Board of Supervisors Finance Committee passed an ordinance requiring that prevailing wages be paid at all City-owned parking garages. Mr. Hagerty appeared at the hearing to testify that the Parking Authority has not taken a position on the matter, but that staff had some concerns about the potential of less revenue going into the Off-Street Parking Fund as a result of the legislation.

Member Singh asked if this ordinance is enforceable, and was informed it would be after it becomes law. Member Singh asked if it would be enforceable in other City departments or only in one department. Mr. Hagerty explained that it applies to any City-owned garage including those currently operated by the Recreation & Park Department. Mr. Hultgren did not know whether it also applied to the Airport, and was not sure whether it could be enforced there.

Next Monday it will go before the Board of Supervisors for action, and since it is an ordinance, will require second reading. It will then go to the

Mayor's office for signature

Downtown Retail District

Mr. Hagerty passed out a transient volume summary for the downtown retail district where he tracked volume from five City garages. In the last six months since the opening of Nordstrom Center, the volume at Fifth & Mission is up 97,580 cars or about 18.2% from a similar period the previous year. Ellis-O'Farrell, Moscone, Sutter-Stockton and Union Square were down every month since the opening. Overall there was an increase of 15,335 cars using City garages in the district. There has been a shift in downtown parking to the Fifth & Mission Garage. At the next meeting the Parking Authority will consider a request from the operator to discontinue the early bird rate at the Moscone Center Garage. Chairman asked that monthlies also be looked at.

1444 Green Street

Harry Quinn, Real Estate Department, said that, based on the Parking Authority's request, he asked City Planning to clarify the issue of this building, which was recommended for landmark designation. Mr. Lou Blazej, Planning Dept., responded with a letter dated April 6, in which he stated that the roof of the building can be removed or replaced with any other type of structure, as long as the lot is covered to avoid light and noise intrusion into the adjacent properties. Mr. Quinn said that the existing facility can be used for 46 self-park spaces. Additional 20 spaces can be gained if the existing roof support posts are repositioned. A developer can come in and also build on the site as long as the total site is covered.

City Planning will also recommend that the current parking slots on the site remain in any other higher density project. Example: If thirty condominiums come in and one parking slot is required for each, there will be 30 condomium parking stalls plus the currently existing public parking stalls. The front of the building cannot be removed because of landmark status.

Chairman asked that if the roof is removed, can the number of stories be increased. Mr. Quinn recommended a covered, two-story structure, since the per stall cost would be very expensive - about $30,000 per stall based on the cost of the land. By going to two stories, the per stall cost will be decreased by half just on the cost of the land. However, there will be the cost of building a parking structure, increasing the cost to about $15,000-$20,000 per stall.

Chairman said there is slight pressure that if the Authority does not buy this site and keep it in parking, even given the high cost, it may pass out of parking, decreasing the amount of available parking in that neighborhood. Mr. Quinn quoted Planning's letter: "As a point of further clarification, the Department's principal concerns are preservation of the "portico structure", protecting the mid block rear yard area from incompatible intrusions and maintaining a public parking reserve for this district."

Vallejo Street Garage Lease

Award of the lease will be before the Board of Supervisors on Monday, April 17.

Selection of Architect - Polk-Bush

Requests for Qualifications are due Wednesday, April 19 from the five architectural firms. The technical panel will review them and forward the information to the Authority at least a week before the May 9 meeting.

May Parking Authority Meeting

Meeting will be held May 11 at the Asian American Theater, 405 Arguello Blvd. at 9 AM.

4. Report of Legal Counsel

Mr. Hultgren said that there will be an Executive Session to discuss two matters pursuant to Government Code Section 54956.9C, one having to do with collection of rents and penalties at the Performing Arts Garage and the other having to do with the acquisition of sites at 735 Vallejo Street and 2450-2470 California Street. A third item will be discussed pursuant to Government Code Section 54956.9A dealing with pending litigation on William G. Barnes & Son Co., Inc. vs Parking Authority.

5. Update on Implementation of Prop. D

Amendment to Parking Authority Budget - 1988/89 Fiscal Year

Larry Florin, Mayor's Assistant, asked that the Amendment to Parking Authority Budget - 1989/90 Fiscal Year be taken up at this time.

He said that his amended request included a draft job description for Director, Parking and Traffic Commission and would appreciate any comments anyone might have.

Mr. Florin said Assembly Bill 95 has cleared the State Senate Local Government Operations Subcommittee, the last public hearing, and in the next week or two will go to the floor of the State Senate and should be treated as a consent item. Then it goes to the Governor for signature. No problems are anticipated there. We are then within three to four weeks of implementation, or announcement of the new Commission. The Mayor is anxiously anticipating putting this program into place.

The legislation currently before the State Legislature will, essentially, will abolish the Parking Authority as a quasi-City body and will have the Parking and Traffic Commission act ex officio as the Parking Authority. There is no enabling legislation necessary on the local level. It will simply be a question of the Mayor announcing his recommendations of the new Commission. Those recommendations will go to the Board of Supervisors for approval. The new Commission can then begin.

We can then go about the task of creating a new department. Chairman and Mr. Florin met with Monte Mansir of the Civil Service Commission, who is in charge of classifications and will be the "point" person in creating the new department. They discussed the new positions that will be created that are specified in the Charter. The Charter amendment called for the establishment of three positions, Director or General Manager, Chiefs for the Parking and Traffic Bureaus.

The budget amendment originally requested $356,000, of which $90,000 was for the Director's salary, $150,000 for salaries for two Bureau Chiefs, $48,000 for fringe benefits, $12,000 for temporary office space at $1,000 per month, $6,000 for Commissioners' salaries, $30,000 for clerical support and $20,000 miscellaneous.

The revised amendment requests $123,000, ($108,000 including fringe benefits for the Director, and $15,000 for clerical support) to begin the process by

funding the Director's position. The $15,000 for clerical support is not for a full time position, but to bring a half-time person up to full time. Member Singh made a motion to accept, seconded by Member Melara.

Chairman was concerned that the two Bureau Chief positions which are authorized under the Charter amendment, are not included in this request. He felt there would be difficulty in getting the new department started if a full staff is not provided as approved by the voters. He said everyone is very cognizant of the budget crisis, but felt that the voters are entitled to do what they want with their own tax dollars, and have spoken in terms of these positions. He asked for discussion and possibly at some point an amendment to the motion to include the two Bureau Chiefs. Member Melara asked how the Director would function with all the departments without anyone to help.

Mr. Florin said that he in part would assist the Director in dealing with other City agencies. In answer to Chairman's question, he said this does not mean they do not intend to create those two positions. They are authorized and directed to do so. They are simply looking at the best way to create those positions, and it comes down to more of a procedural question which is, in order to create these positions, they will probably have to abolish some positions because there will be a redundancy in terms of functions. It is too early now to actually abolish any positions. As part of the consolidation, they are looking where actual savings can be made in terms of the City and the Parking and Traffic organization. Where there is redundancy, they will consolidate and assign people to other functions. It is the contention of the Budget office that the Parking and Traffic Bureau Chiefs are functions that be, at least partially, derived from existing positions, as in the Traffic Bureau. Therefore, if we fund for 89/90 and continue to fund those positions, that redundancy will be created in the budget.

Chairman felt that Mr. Florin's most pertinent comment was that there may be reorganization issues involved in the Bureau Cheifs positions. He felt that whether this created budget redundancies was an open question. He also felt it was not the Budget Department's purvue to determine procedurally how the new department will be organized. He reminded that the funds come out of the Off-Street Parking Fund and are restricted to uses for parking and traffic control, and is money we already have. We had a report this morning that at the end of the year, we will have another $9 million in the Off-Street Parking Fund. If we funded two other positions in this general range, we're talking about possibly $200,000. He found it somewhat disingenuous that the Budget office is coming to the Parking Authority with other requests relating to the Off-Street Parking Fund at a significantly higher magnitude, yet is not willing to deal with the Authority on this particular issue.

Chairman had no problem, in terms of the organizational issues, putting another $200,000 or $250,000 in a reserve account to avoid the procedural difficulty of a supplemental later on. He suggested the reserve account be designated for those positions if and when they are created and funded. If this reserve fund is not used, the money falls back into the Off-Street Parking Fund.

Mr. Florin concurred, but said he was not prepared to ask the Authority to actually endorse those two Bureau Chief positions without looking at abolishing other positions. However, he would be supportive of putting the funds into a reserve account during the time they look at the whole issue.

Member Short reminded that when the Department of Public Works people are combined into the Parking and Traffic Commission, work order expenditures for that department will be reduced. He also stated that there was an article in the newspaper when Ray King left, stating he felt the actual Parking Authority Director's position would be downgraded. He also asked whether the Off-Street Parking Fund would be affected legally by the new Commission or would the same rules apply.

Mr. Florin stated that he could not legally answer the question on the status of the Off-Street Parking Fund. He felt the jurisdiction of the Off-Street Parking Fund would fall to the new Commission. Allocation of resources would come under the new Commission.

Mr. Florin stated that the job announcement for the Director's position will be approved by the new Commission. Since we do not yet have the new Commission, it cannot be circulated until June. It is anticipated the new Director will be selected and approved by the new Commission in July.

Chairman noted that the Bureau Chiefs will be selected in August 1989, the second month of the new fiscal year. He again asked how those positions would be funded if there are no funds available to compensate those people when they are selected. Mr. Florin stated that, through redundancies, they would be able to save money for the City budget. He said they are put in an awkward position, when in the creation of a new department that is supposed to save the City money, they go to the Board of Supervisors as part of the budget process and say they would like to spend $356,000 to create the new department. He said he would be open to an amendment, but would not initiate it.

Chairman asked for a motion approving the initial request of $123,000 and setting up a reserve account of $233,000 for the additional items in the original request. Moved by Member Melara, seconded by Member Singh. Vote was unanimously in favor.

6. Commissioners' Questions and Matters - None

7. Public Comment

Norman Rolfe wanted to correct misinformation given by Member Short at the last meeting when he stated that the opposition of Mr. Rolfe and SF Tomorrow to the Moscone Center Garage was based on financial considerations. It was based on the Environmental, traffic and general City Planning considerations. The financial considerations only became an issue after the Lombard Street "fiasco" and brought up in connection with the Polk-Bush Garage.

1444 Green Street

Mr. George Hoffberg spoke in reference to the 1444 Green Street site, stating there was a question as to how many existing, legal, independently accessible parking spaces actually exist. He felt 45 was a high number. He said the garage was used as an auto body shop, an auto repair shop, a new and used car dealership. The current uses are car wash and detailing shop which is the primary use. The secondary uses are parking, retail sales; and future uses are as a convenience store, beer/wine sales, flower, plants and antiques, because it does not function economically as a parking garage. He again stated he would like to discuss a joint venture, where the Authority might buy the land and joint venture the building which is zoned for a 65' height.

At the suggestion of the Authority, he went to the neighborhood and asked them what their thinking was in regards to preserving public parking in the neighborhoods. Petitions were presented to the Chairman, urging the Parking Authority to purchase the property. He asked that this matter be calendared for the next meeting.

Chairman asked if he had been to Planning to request use other than a garage. Mr. Hoffberg stated he had three separate sets of plans for development as mixed use facility for parking, retail commercial and condominiums. Acting Director said staff would present report on proposal for action at the next meeting.

South of Army

Mr. Walter Jebe, representing the District Council of Merchants Association, thanked the Authority for protecting the integrity of Prop. D, stating they all worked very hard for it and didn't want to see if fall apart.

He asked a question on behalf of the South of Army Merchants Association, who wanted information pertaining to the corner of Army and Mission, where there is a vacant garage and the possibility of the Authority building a garage there, and if that is the case, would they give strong consideration to a similar situation at 29th and Mission, where Standard Brands built parking, housing and retail space. He asked that this information be passed on to the South of Army Association.

Mr. Hagerty stated that right now in the Mission District there are 506 off-street parking spaces in three facilities, two of which are mixed use with housing above - Mission-Bartlett with 371 stalls and 16th & Hoff has 115 stalls. A 20 space metered surface lot is located at 24th & Capp. In total Mission District spaces represent 42% of the total neighborhood metered spaces the Parking Authority controls in the entire City. In addition, there are 30 stalls in the Excelsior lot. The Bernal Heights Community Foundation has asked the Parking Authority to pursue a possible joint venture at a site bordering on Mission and Precita. The Real Estate Department has been asked to give us an appraisal.

8. Unfinished Business

Review of Parking - Mission-Bernal Heights Area

Mr. Robert Sanchez, who has a business on 24th Street, spoke about a potential site that is an old Muni car barn on 24th and Utah. There is a revitilization plan starting at 24th Street which will bring growth and parking problems. This lot will be developed by private industry and might be completed within two or three years and will include parking, housing, commercial and a day care center. This location can accommodate 700 - 1200 parking spaces. They are urging that there be as much public parking as possible.

He asked that the new Commission look into mixed uses for some of the parking zones. Fire hydrant zones might be used for passenger and commercial truck loading/unloading. He also asked that they work more with Muni. Member Singh asked who owned the lot now and was informed the City's PUC owns it. However, SFGeneral would like to get as much of that property as possible for their staff.

Member Melara questioned if the Parking Authority would be providing parking for City employees. Mr. Hagerty stated that the need to build that facility came about because of complaints that hospital employees were parking on

neighborhood streets making it very difficult for residents to park, and because hospital employees were also parking on the hospital site where a future project was planned. He said it was his understanding that they want to build some type of housing, but was not sure what the mix of housing/parking would be, but would find out. Chairman requested an update on this matter at the next meeting.

Member Short stated that when the Authority was negotiating for this property, they found it had to be declared surplus and offered to any City department. In preliminary discussions with the hospital, they wanted 1,100 parking spaces. However, the neighborhood disapproved of this plan feeling it would spread the hospital farther into the neighborhood. Mr. Sanchez said that situation has changed. The present plan is for a full block with housing for hospital staff. Chairman requested that people from the Health Dept. be asked to the next meeting to explain current proposals.

Mr. Norman Rolfe, SF Tomorrow, reiterated their position against additional parking.

Mr. Tim Molinari, Vice President of the Board of Directors of the Bernal Heights Community Foundation, which is a social service organization that runs a senior program, youth program and an affordable housing development program, introduced laul Turner, a consultant they hired to survey the whole hill and look for affordable housing sites. One of the sites he found was the one on Army Street. They also hope to work closely with Ann Ostrander, Housing Specialist of Mission Housing Development Corp., so there would be no duplication of effort.

He stated parking in Bernal Heights is difficult both for residential and commercial uses. They feel this is a perfect site that provides an opportunity for important uses - parking, affordable housing and commercial space, and possibly even office space. He said it is necessary to get site control so that the Mayor's Office of Housing and City Planning will take them seriously. He said the Parking Authority could probably put surface parking in right now, since all the land is totally unused.

Helen Helford, Bernal Heights Community Foundation, wanted to add the Army-Mission (K.C.Dodge) site to the survey. She stated they wanted to look at that whole corner as a total development of affordable housing, economic development and parking.

Paul Turner, Consultant to the Bernal Heights Community Foundation on development of affordable housing, stated they are proposing, jointly with Mission Housing Development Corp., to launch a study on the Mission-Army intersection, where there is tremendous potential for redevelopment. Because much of the property is now vacant or on the market, there is likely to be a large turnover of ownership and aggressive redevelopment of the area which would radically change the parking and traffic dynamics there. The foundation would like to play an important part in making sure the redevelopment is consistent with the needs of the community, and want to anticipate the development by starting to look analytically at the problems in the area. They will need the Authority's assistance and will be inviting the staff to participate.

Tina Del Oglio representing Nina Pellegrini, Coast Savings located at 25th and Mission, said that most of the meters in the area are two hour meters, and many merchants and their employees feed them. Coast Savings would like some of

these meters reduced to half-hour so that there might be greater turnover of parking and the public could utilize them better for shopping and errands. Mr. Hagerty stated this is an on-street issue and had written a letter to Norman Bray about a year ago asking him to look into it. However, this has not been done and Mr. Hagerty will follow up. Chairman suggested contacting Capt. Newlin about enforcement in the area.

Resolution 1122 - Approving and Adopting Moscone Center Garage Parking Operator Management Fee Contract Documents and Recommending Authorization to Bid

After discussion, adopted by the following vote:
Ayes: Members Dickinson, Melara, Quaranta, Short, Singh

Resolution 1123 - Recommending Lease of Lombard Street Garage Commercial Space to the US Postal Service and Rescinding Resolution 1107 Adopted July 14, 1988

After discussion, Resolution 1107 was unanimously rescinded and Resolution 1123 adopted by the following vote:
Ayes: Members Dickinson, Melara, Quaranta, Short, Singh

Members Singh and Quaranta left the meeting at 11:10 AM.

8. New Business

Approval of Budget Increase - Ellis-O'Farrell Garage
- Sutter-Stockton Garage

After discussion, unanimously approved.

Approval of Budgets - Ellis-O'Farrell Garage
Fifth & Mission Garage
Sutter-Stockton Garage

Member Short asked that the minutes show that it was necessary to take action today because the budget year starts May 1. Each budget was individually discussed and unanimously approved. However, the Fifth & Mission budget was approved contingent on review of the $65,000 earthquake insurance and whether it can be waived.

Sutter-Stockton

Member Short indicated there is no provision for retirement for Richard Guynn and, since he is a long-time employee and has done an excellent job, suggested the purchase of an annuity as a supplement to a future budget, or some provision, such as a retirement program, made for Mr. Guynn's retirement. However, Mr. Guynn stated that part of the Pension Budget Line Item costs include a contribution toward his pension plan. Member Short still felt an annuity should be purchased, and Chairman asked Paul Newman to take this matter before the Sutter-Stockton board, stating this Commission would look very favorably on something like this.

Meeting recessed at 11:30 AM for Executive Session. Deputy City Attorneys Julian Hultgren and Andrew Schwartz advised that under the Brown Act no minutes or tape recordings of Executive Sessions are allowed.

Regular meeting reconvened at 12:25 PM.

9. Adjournment
Meeting adjourned at 12:30 PM.

Respectfully submitted,

Kevin M. Hagerty
Acting Director

3837A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT - Executive Session

Monday, April 24, 1989
3 PM
109G City Hall
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Angelo Quaranta
John Patrick Short

Authority Staff: Kevin M. Hagerty, Acting Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Philip Chin
Larry Florin, Mayor's Office

ABSENT Ray King, Director
Sonia Melara

Meeting was called to order at 3:05 PM.

Roll Call indicated quorum present.

Mr. Julian Hultgren stated that the meeting would go into Executive Session to discuss a personnel matter, and if any action was taken it is required that it be reported at the next Parking Authority meeting. Mr. Chin and Mr. Hagerty were excused from the proceedings.

On motion of Member Short, seconded by Member Quaranta, the following action was taken:

Philip Chin was hired as Director of the Parking Authority.

Vote: AYES: Members Dickinson, Quaranta, Short, Singh

On motion of Member Short, seconded by Member Singh, the following action was taken:

Retitle Assistant Director position to Deputy Director. Request the Director to review the job description of current Assistant Director's

position and include additional duties to the level of Deputy Director. Request Civil Service Commission to review the salary treatment of the Deputy Director's position for a potential salary upgrade.

Vote: AYES: Members Dickinson, Quaranta, Short, Singh

Meeting adjourned at 4:20 PM.

Respectfully submitted,

Lucy M. Clancy for
Kevin M. Hagerty
Acting Director

3855A

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558 4675

ART AGNOS, Mayor

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notice.

MEETING AGENDA
529th Regular Meeting
Parking Authority

Thursday, May 11, 1989
9 AM

Asian American Theater
405 Arguello Blvd., SF

AGENDA

1. Roll Call

2. Adoption of Minutes - Special Meeting of March 29, 1989
Regular Meeting of April 13, 1989
Executive Session of April 24, 1989

3. Director's Report

4. Report of Legal Counsel

5. Update on Implementation of Prop. D

6. Commissioners' Questions and Matters

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7. Unfinished Business
Review of Parking - Clement and Geary Area

Discussion of Acquisition of Property at 1444 Green Street

Resolution 1120 - Recommending Additional Services at Golden Gateway Garage
(Put over from March Meeting)

8. New Business
Consideration of Elimination of Early Bird Rate - Moscone Center Garage

Presentation by Peter Miller, CAO Office - Expansion of Civic Center Garage

Resolution 1124 - Commending Former Director Ray King

Request for Supplemental Appropriation from Department of Public Works for Meter Repair Funds

Request from Five Star Parking for a Special Parking Rate for Union Street Fair June 2 and 3, 1989 - Lombard Street Garage

Approval of Parking Authority Third Quarter Report

Meeting will recess for Executive Session to discuss litigation against Five Star Parking - Performing Arts Garage

9. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

10. Adjournment

3857A

PARKING AUTHORITY

529th REGULAR MEETING

May 11, 1989

The Minutes of this meeting are missing.

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OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
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558-4675

ART AGNOS, Mayor

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notice

MEETING NOTICE (REVISED)
530th Regular Meeting
Parking Authority

Thursday, June 8, 1989
1:30 PM

Noe Valley Public Library
451 Jersey Street, SF

AGENDA

1. Roll Call

2. Presentation of Commendation to Former Director Ray King

3. Adoption of Minutes - Special Meeting of May 9, 1989
Regular Meeting of May 11, 1989

4. Director's Report

5. Report of Legal Counsel

6. Update on Implementation of Prop. D

7. Commissioners' Questions and Matters

8. Unfinished Business
Review of Parking - Noe Valley

Civic Center Garage Expansion - Issues and Resolution

Diagonal Parking Project Update - Norman Bray, DPW Traffic Engineer

Architect/Engineer Selection for Polk-Bush Garage

9. New Business
Embarcadero/Waterfront Parking

San Francisco General Hospital Parking

10. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

Meeting will recess for Executive Session to discuss:
Five Star Negotiation Results and Update
City Attorney's Office Discussion on Land Acquisition

11. Adjournment

3884A

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PARKING AUTHORITY

530th REGULAR MEETING

June 8, 1989

The Minutes of this meeting are missing.

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